



Environmental Planning Commission

Agenda Number: 05
Project Number: 1010809
Case #: 16EPC-40019 and 40020
May 12, 2016

Staff Report

Agent	Consensus Planning
Applicant	Albuquerque Development, LLC
Request	Sector Plan Amendment (zone change) Site Development Plan for Subdivision
Legal Description	Lots 31 and 32 block 11, tract 1, unit 3 of North Albuquerque Acres
Location	NE corner of Glendale Avenue and Wyoming Boulevard
Size	1.61 acres
Existing Zoning	RD 3 DU
Proposed Zoning	SU-1 RD uses not to exceed 8 units

Staff Recommendation

APPROVAL of Case 16 EPC 40020 Sector Plan Map based on the Findings beginning on Page 14, and subject to the Conditions of Approval beginning on Page 20 and:

APPROVAL of Case 16 EPC 40019 Site Development Plan for Subdivision based on the Findings beginning on Page 20 and the conditions on page 25.

Staff Planner

Maggie Gould, Planner

Summary of Analysis

This is a request for a zone map amendment from RD 3 DU per acre to SU-1 for RD uses not to exceed 8 units on the site. Because the zoning was imposed by the La Cueva Sector Development Plan.

The accompanying Site Development Plan for Subdivision divides the site into 8 lots and contains design standards for future development.

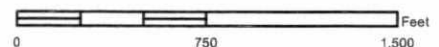
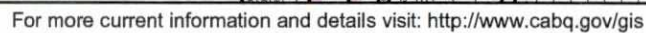
The applicant has justified the request under R-270-1980 as being more advantageous to the community as articulated in the goals and policies and applicable plans and due to changed conditions in the form of improved infrastructure. Property owners within 100 feet of the site and the Nor Este Neighborhood Association, Quivera Estates HOA and the District 4 Coalition of Neighborhood Association were notified.

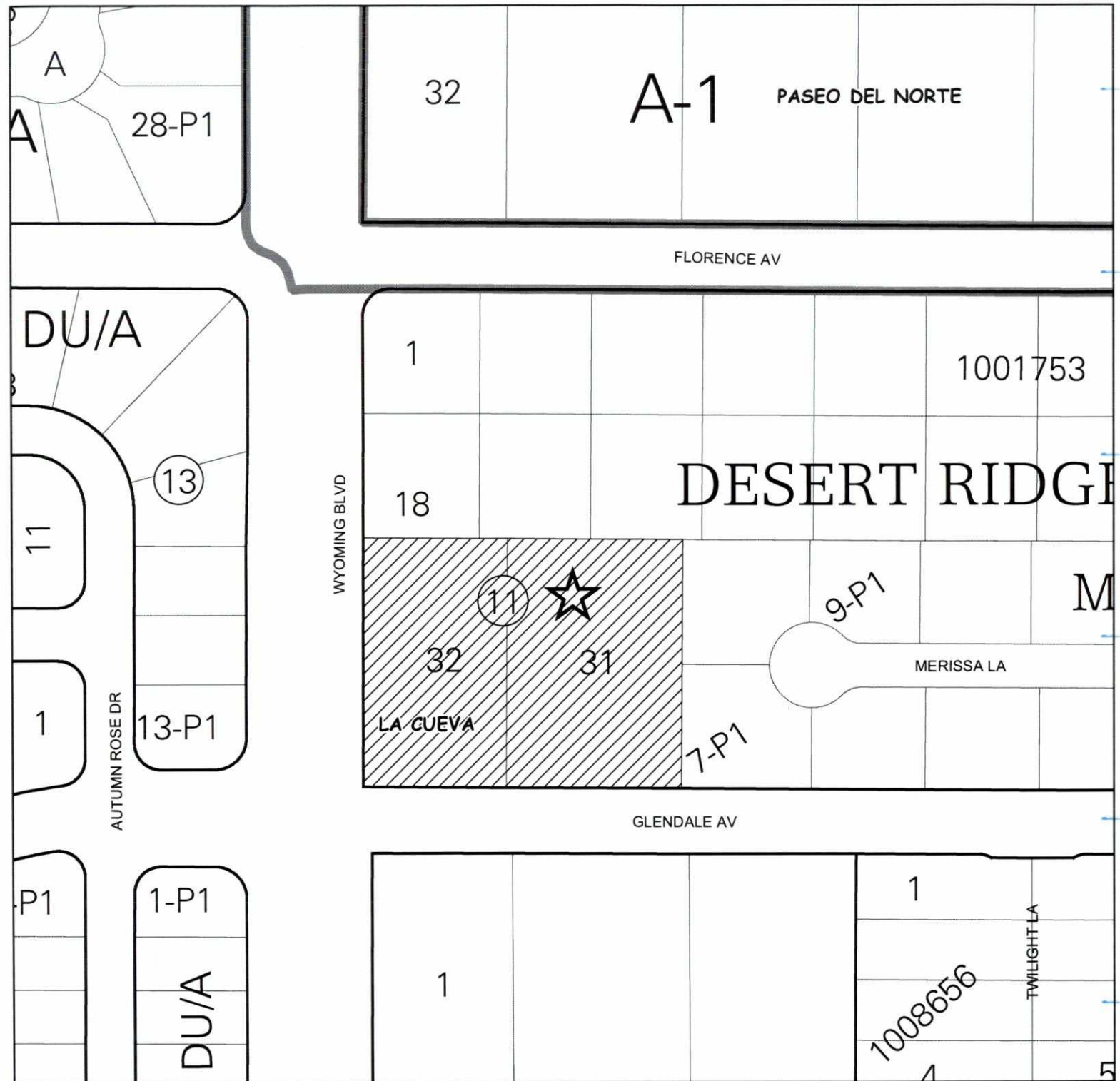
Staff received several call regarding the request; one person was concerned about the density loss of views, additional callers were not opposed to the request.

Staff is recommending approval with conditions.



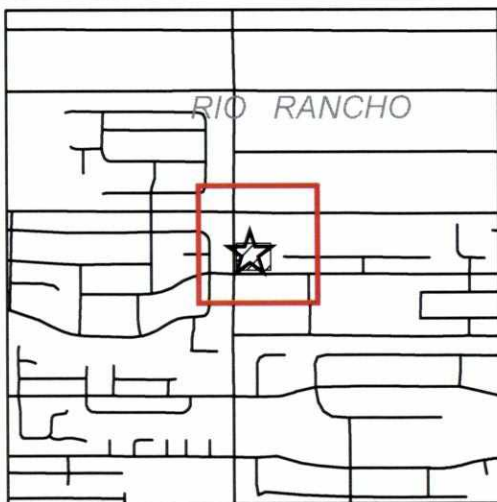
City Departments and other interested agencies reviewed this application from 4/4/2016 to 4/15/16
Agency comments used in the preparation of this report begin on Page 28





ZONING MAP

Note: Grey shading
indicates County.

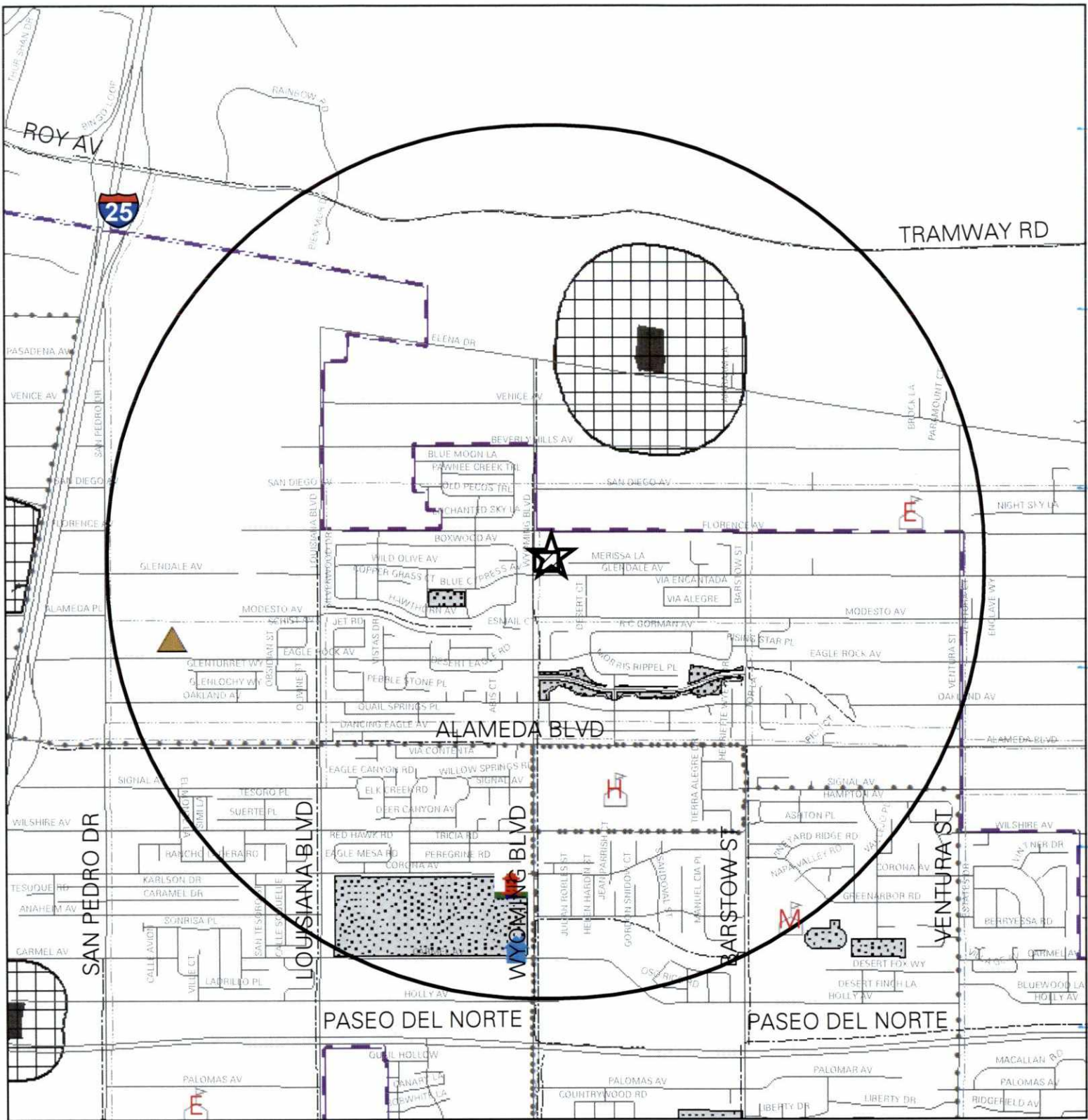


1 inch = 128 feet

Project Number:
1010809

Hearing Date:
05/12/2016

Zone Map Page: B-19
Additional Case Numbers:
16EPC-40019&40020

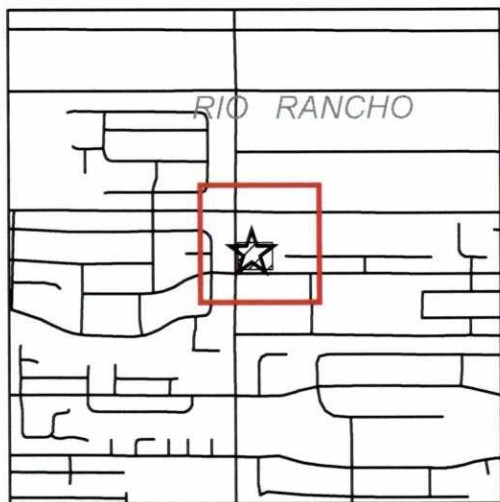
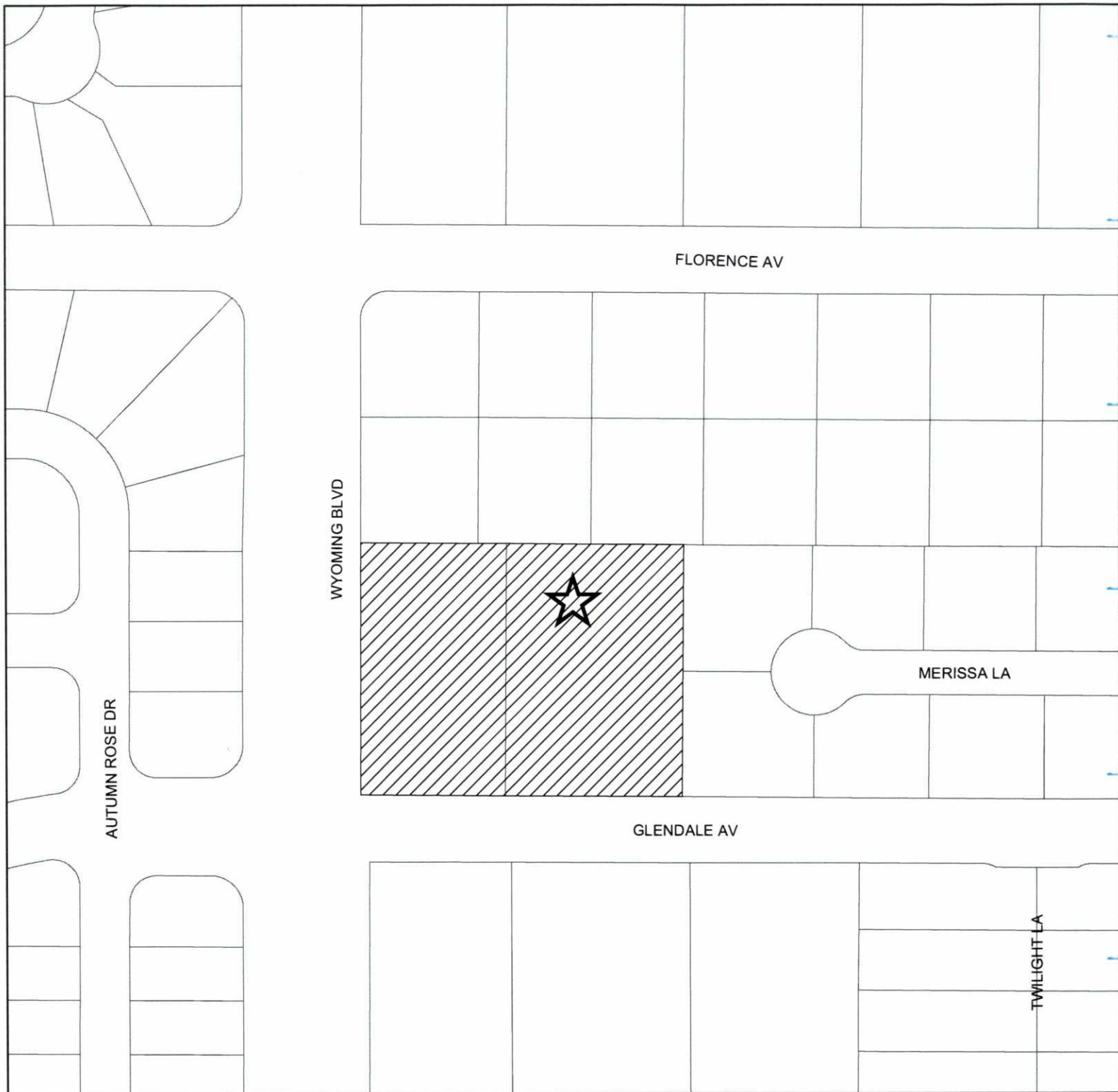


Public Facilities Map with One-Mile Buffer

- | | | | |
|---|---|--|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE |  ABQ Ride Routes |  Landfills designated by EHD |
|  SENIOR CENTER |  SHERIFF |  ABQ Bike Facilities |  Developed County Park |
|  LIBRARY |  SOLID WASTE |  Proposed Bike Facilities |  Undeveloped County Park |
|  MUSEUM |  Albuquerque City Limits | |  Developed City Park |
| | | |  Undeveloped City Park |

Project Number: 1010809

0 0.5 1 Miles



HISTORY MAP

Note: Grey shading
indicates County.

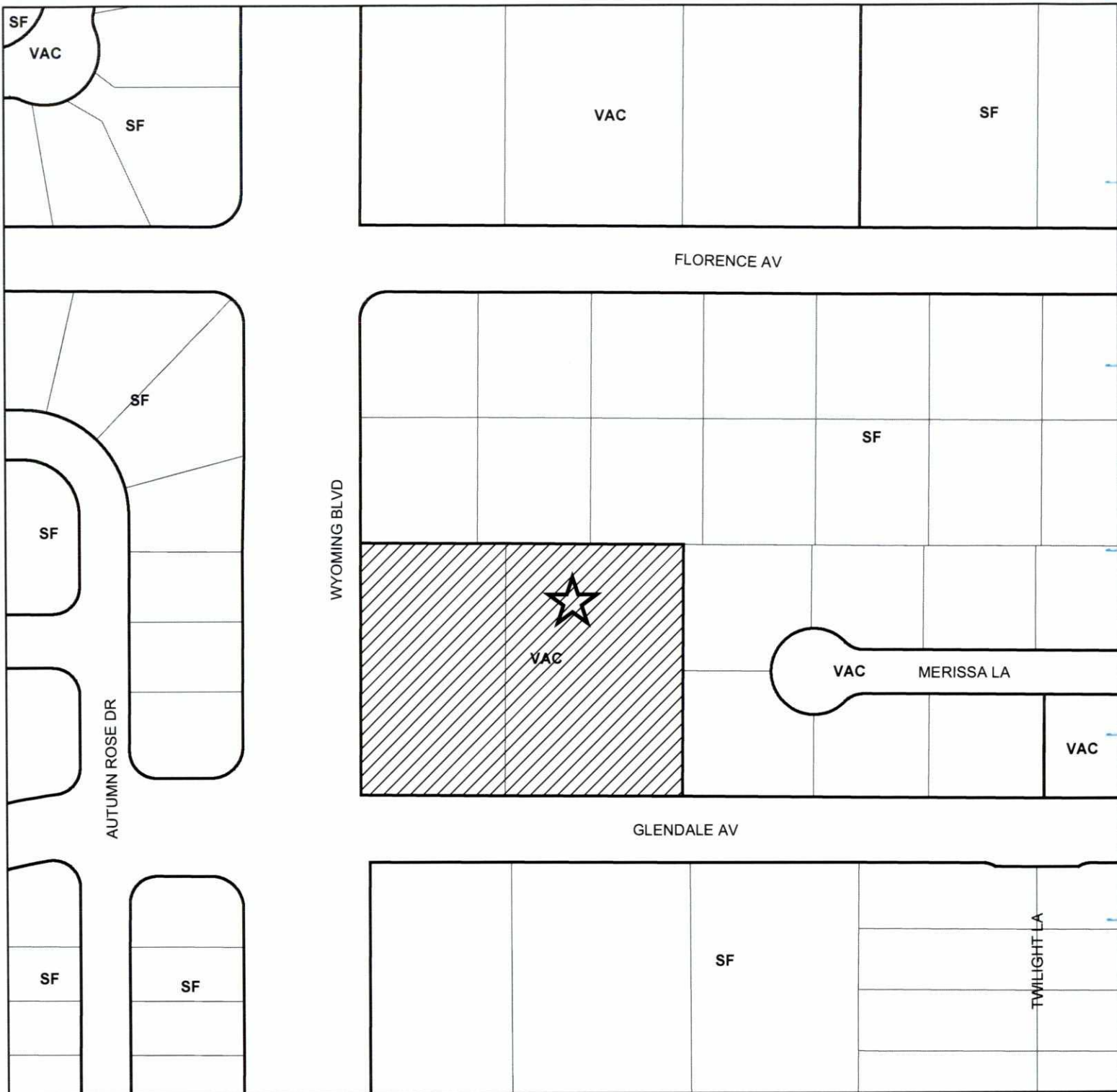


1 inch = 128 feet

Project Number:
1010809

Hearing Date:
05/12/2016

Zone Map Page: B-19
Additional Case Numbers:
16EPC-40019&40020



LAND USE MAP

Note: Grey shading
indicates County.

KEY to Land Use Abbreviations

AGRI Agriculture
 COMM Commercial - Retail
 CMSV Commercial - Service
 DRNG Drainage
 MFG Manufacturing
 MULT Multi-Family or Group Home
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage

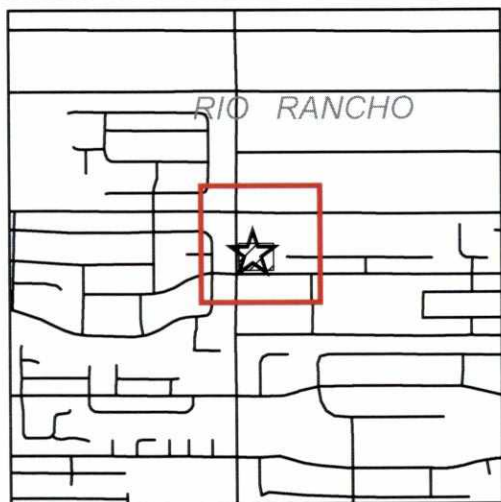


1 inch = 128 feet

Project Number:
1010809

Hearing Date:
05/12/2016

Zone Map Page: B-19
Additional Case Numbers:
 16EPC-40019&40020



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	RD 3 DU per acre	Developing Urban, La Cueva Sector Development Plan	Vacant
North	RD 3 DU per acre, County A-I		Residential , Single Family
South	RD 3 DU per acre, SU-1 RD 5 DU per acre		Residential, Single Family
East	RD 3 DU per acre		Residential, Single Family
West	RD4 DU per acre , RD 5 DU per acre, RD 7 DU per acre		Residential, Single Family

II. INTRODUCTION

Proposal

The applicant proposes to amend the zoning on the site from RD 3 DU per acre to SU-1 for RD uses not to exceed 8 units on the site in order to develop 8 single family homes on the subject site. The site was used as a drainage pond, but the drainage system in the area has been improved and the pond is no longer needed. The request includes a Site Development Plan for Subdivision with design standards for future development on the site.

The existing zoning on the site was imposed by the La Cueva Sector Plan so this request constitutes a map amendment to the La Cueva Sector Plan.

EPC Role

The EPC is hearing this case because the EPC has the authority to hear all zone map amendments (zone change) and associated site development plans for building permit for SU-1 Special Use zoned sites, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1) SU-1 Special Use Zone, and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

History/Background

The La Cueva Plan was enacted in 2000 and provided design standards and zoning for the subject site. The plan purpose (page 1, section 1.1) was to suggest solutions to barriers to

sound urban development and to establish development standards that contribute to the sense of community in the developing area. The plan was amended to clarify how to calculate lot density in 2007.

Context

The subject site is surrounded by single family residential development. There is a developed park south of the subject site. La Cueva High School is approximately .4 miles south of the site. The intersection of Paseo del Norte and Wyoming is developed with a variety of retail and service uses and approximately 1 mile from the site.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Alameda as a Principal Arterial.

The Long Range Roadway System designates Wyoming Boulevard as a Collector street.

The Long Range Roadway System designates Glendale as a Local street.

Comprehensive Plan Corridor Designation

Wyoming is an Enhanced Transit Corridor south of Alameda Boulevard: Alameda Boulevard is an Enhanced Transit Corridor west of Wyoming Boulevard. This intersection is about .4 miles from the site.

Trails/Bikeways

Wyoming Boulevard contains a bike lane that is partially constructed. There is a paved, multi-use trail along the La Cueva Diversion Channel, about .25 miles from the site.

Transit

The following bus routes are approximately .4 miles from the site:

98, Wyoming Weekday Commuter

Route 31, Wyoming stops at Alameda and Wyoming with service along Wyoming to Kirtland Air Force Base

Route 2, Eubank stops at Wyoming and Alameda with service along Eubank to Kirtland Air Force Base.

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The R-D zone permits a mixture of dwelling unit types and incidental related commercial activities (§14-16-2-14). The R-D (developing residential) zone is the predominant residential zone in the La Cueva Sector Development (LCSDP) area, and is the standard residential zone in a Developing Urban Area. Within the boundaries of a sector plan, the R-D zone allows residential development as regulated in the R-T zone. The R-T zone allows houses and townhouses, with minimum lot sizes for each. Height is permitted up to 26-feet. The net density for this zone is approximately 14 DU/A, assuming a 25% set-aside for public rights-of-way. However, the LCSDP establishes maximum densities, between 3 and 7 dwelling units per acre for areas zoned R-D in the Zoning Map, Exhibit 12 (attached). The R-D zone in a Developing Urban Area requires 2,400 SF of open space per dwelling unit in order to achieve a sense of openness at the fringe of the City. The current zoning is R-D 3 DU per acre. The zoning allows the development of single family residential homes.

The proposed zoning is SU-1/RD uses not to exceed 8 dwelling units on the subject site. The proposed use is permissive with the current zoning, but the requested density is not allowed. The request would add up to three additional dwelling units per acre, as proposed by the Site Development Plan for Subdivision. The applicant proposes to develop 8 houses on 1.33 net acres, which equals 6 dwelling units per net acre as defined by LCSDP.

In 2007, the LCSDP was amended to clarify the definition for "gross acreage". Prior to 2007, gross acreage was defined as: "Densities are based upon gross acreage of the lot, which is measured from property line to property line, excluding existing public right-of-way and/or prescriptive roadway easements." After 2007, the definition was changed to also include future rights-of-way. The purpose of this amendment was to maintain the openness and views in the LCSDP area. The intent of the changes was to address development in the area that the neighborhoods believed to be denser than what was intended in by the LCSDP. In September 2007, the LCSDP was amended to read: "Densities are based upon gross acreage of the lot, which is measured from property line to property line, excluding existing public right-of-ways and/or right-of-ways legally obligated to be created and/or easements intended for the movement of goods, services, people and/or drainage." This is consistent with many communities definition for "net acreage." Neither gross acreage nor net acreage is defined in the City's Zoning Code.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Developing Urban. The goal of the Established and Developing Urban Area is "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and

maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.” Applicable policies include:

The request would generally contribute to creating a quality urban environment. The future development would be subject to Design Regulations contained in the Site Development Plan for Subdivision. Though the request would not result in variety, it would provide more housing choices. The request generally furthers the Developing and Established Urban Area Goal.

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The development would be similar in style and scale to the existing development. Although the density will be greater than the parcels directly adjacent to the site there is R-D 5DU There is no known opposition. The proposed development will meet the required 2,400 square feet of open space on site for a total of approximately 19,000 square feet as opposed to the 9,600 that would be required on the 4 units that are currently allowed. The request furthers Policy II.B.5d.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.

The subject site is vacant. Development would be contiguous to existing urban facilities roads, water and sewer, electricity and existing services, the use of which would not disrupt neighborhood integrity. The request furthers Policy II.B.5e.

Policy II.B.5.h: Higher density housing is most appropriate in the following situations:

1. In designated Activity Centers.
2. In areas with excellent access to the major street network.
3. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
4. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.

In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site is in an area with a somewhat mixed use pattern. The lots directly adjacent to the site are zoned RD 3DU per acre and developed with lots that are approximately .28 acres in size. There is SU -RD 5DU per acre on the south side of Glendale Ave. with lots that are .21 to .23 acres in size. The housing across Wyoming from the site is zoned RD 5 DU per acre and developed with lots that are between .15 and .18 acres in size. The lots just south of those are

zoned 7DU per acre with lots that are between .10 and .16 acres in size. The site has full access to the major street network and adequate infrastructure. The request furtheres Policy II.B.5.h

Policy II.B.5 l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The applicant proposes a layout that is similar to the surrounding development and housing that is similar to what is already developed in the surrounding area and will be appropriate to the plan area. The proposed designs may be built of high quality materials, but are similar to what is already there and are not necessarily innovative. The request partially furtheres Policy II.B.5 l.

Policy II.B.5p: Cost-effective redevelopment techniques shall be developed and utilized.

The proposed zoning and design allows for new development that will result roadway construction while supporting appropriate infill development. The property is vacant and currently the site of a temporary drainage pond that is no longer needed. The redevelopment of the pond will require significant grading and filling that will be done by the applicant. The request furtheres Policy II.B.5p.

Transportation and Transit Policy II.D.4c: In order to add transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

Wyoming Boulevard is a Comprehensive Plan designated Enhanced Transit Corridor south of Alameda, approximately .5 miles south of the site. Although the site is not directly located on the transit corridor, this development could potentially increase transit ridership and will contribute to the existing character of the adjacent neighborhoods furthering this policy. The request partially furtheres Policy II.D.4c.

The applicant cites additional policies that staff did not consider:

Air Quality Policy II.C.1b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

Increasing density in a way that employs innovative design and layout, streetscape landscaping, etc. promotes the efficient use of land and resources furthering this policy.

The proposed development will place additional housing near employment and services and may decrease the need for auto mobile travel. The request furtheres Air Quality Policy II.C.1b

Energy Management Policy II.D.3c: Land use planning that will maximize potential for efficient use of alternative and renewable energy sources shall be undertaken.

The proposed increase in density furthers this policy. Efficient use of land for appropriate housing is key to the reduction of our energy needs. This relates to limiting sprawl, reduction in

landscaping irrigation, placing more people proximate to goods and services, etc.

The proposed development will place additional housing at a slightly higher density near existing goods and services. This may decrease traffic. This policy seems to be directed at the use of alternative and renewable energy and does not seem applicable to the request.

Solid Waste Policy IIC.3c: Illegal dumping shall be minimized.

Providing infill development on these vacant parcels minimizes not only illegal dumping, but minimizes crime ensuring a safer and higher quality neighborhood for future residents of this development, but for existing residents as well.

The proposed development will minimize any illegal activity, including dumping, on the site. However, if the lots were developed under the existing zoning the result would be the same. The request further Solid Waste Policy IIC.3c, but other types of development on the site would also further this policy.

Noise Policy IIC.4a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Additional and non-mandated street trees along Glendale Avenue significantly reduce noise levels for Desert Ridge Pointe residents while also providing a more enjoyable pedestrian environment and overall streetscape.

Staff agree that the street trees along Glendale will provide a physical buffer and may reduce noise. However this policy seems to be applicable to larger developments that may have a greater impact on adjacent land uses and may not be relevant to this request.

Service Provision Policy II.D.1c: The existing public service area should be highest priority for service, capacity, use, maintenance, and rehabilitation.

The project site is located within the existing public service area and constitutes high quality urban infill. This policy is furthered through this development proposal.

Staff agrees that the development will further Policy II.D.1c; this is also discussed in Policy II.B5e.

La Cueva Sector Development Plan (LCSDP)-Rank III

The LCSDP was adopted in June 2000, revised in October 2003 to expand Plan boundaries and add clarifying language and in 2007 to address density and public right of way. The general boundaries are Louisiana Blvd. on the west, Paseo del Norte Blvd. and Palomas Ave. on the south, Ventura St. on the east and Florence Ave. on the north. Exhibit 12 shows specific boundaries and densities (see attachment).

The LCSDP sets forth goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area. The LCSDP contains general Guiding Principles (p. 4) and Guiding Principles (p. 25). It also establishes Design

Regulations applicable to all SU-2 zoned properties (p. 31), including residential subdivisions in the R-D zone. The following principles apply to the request:

1.3 OVERARCHING GUIDING PRINCIPLES (P. 4):

Principle 4: Land uses that are compatible with existing development.

The request generally furthers overarching Guiding Principle 4 because the resulting single-family homes would be compatible with the existing single-family homes nearby and, pursuant to the R-D zone in the LCSDP, would be subject to the Design Regulations.

5.1 GUIDING PRINCIPLES (P. 25-26):

Principle 2 (existing): The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The request adds appropriate density that is similar to the existing nearby density to the area furthering the goals of making the plan area more urban. The request is consistent with Principle 2(existing).

Principle 3 (existing): The diverse ownership and platting of land is problematic for higher density land uses. Current Zoning and recent development decisions have eroded the ability of the City to require land Assembly by window as specified in the La Cueva Land Use Guide.

The proposed zoning and development will occur on assembled parcels and will add housing that is higher density than some of the adjacent lots, but is still low enough to be compatible with the character of the area.

Principle 9 (existing): Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The request generally furthers Guiding Principle 9 because it would be subject to the proposed Design Standards and the housing will be similar to what has already been developed in the area. Therefore, the future homes would contribute to the identity for the Plan area and be compatible new development.

Principle 2 (zoning): The predominant residential zone is R-D, which allows single family and townhouse development, according to maximum density established by the Plan. Lowest densities are in areas with the least land assembly potential.

The proposed zone change furthers Zoning Principle 2 because the zoning would be R-D, the predominant residential zone, and the density would be greater than adjacent parcels but consistent with nearby residential densities. The proposed development will be single family residential development at approximately 6 DU per acre. The La Cueva Plan RD density map density shows densities between 3 DU per acre and 7 DU per acre. The subject site consists of two parcels that have been assembled and have access to urban infrastructure.

Principle 5 (zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment

of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed zone change is subject to the Design Regulations in the Site Development Plan for Subdivision and the La Cueva SDP. The proposed style will be similar to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility. The request furthers Zoning Principle 5.

Principle 6 (zoning): Site Plan review of higher density uses is recommended to assure positive relationship between land uses.

The SU-1 zone requires a site plan; the applicant has provided this site plan and accompanying design standards to ensure compatibility with existing development.

6.1 Subdivision Regulations: Live End Streets (pg 39)

The plan encourages pedestrian movement and call for “live end” streets, short cul de sacs that facilitate movement and allow for looped infrastructure. The proposed layout is consistent with this intent.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant’s Justification

Note: Policy is in regular text; Applicant’s justification is in *italics*; staff’s analysis is in ***bold italics***

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The applicant states that the proposed use is generally compatible with the surrounding uses in the area, the proposed development will have minimal impact on local schools and the area is served by existing infrastructure.

Staff agrees that proposed uses are consistent with the health, safety, morals, and general welfare of the city. The proposed zoning will allow the development of single family residential

use which generally considered by the Planning Department to be an appropriate use in many areas of the City.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The applicant states that the proposed zone will maintain stability because the allowed uses remain residential and will be consistent with the surrounding development. The area is developed with mixture of R-D uses ranging from 3DU/Acre to 7DU/Acre and county A-1.

Staff agrees that the uses allowed under the proposed zone are similar to the surrounding uses. The applicant has also included a Site Development Plan for Subdivision with design standards. These standards help to ensure that the future housing units will be of a similar quality the existing housing units.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Refer to policy analysis for additional analysis.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The applicant cites several policies in the Comprehensive Plan and La Cueva Sector Development Plan to demonstrate that the request is more advantageous to the community as articulated in the goals and policies of the applicable plans.

The applicant states that changed neighborhood conditions justify the zone change because the La Cueva area has experienced substantial growth from the time when the Sector Plan was originally adopted and subsequently amended, over nine years ago. Infrastructure development in the area has not only vacated the site as a drainage pond, but has allowed more dense single-family development to take place.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The applicant states that the allowed uses in the existing zone are the same as the proposed uses.

Staff agrees that the permissive uses in the proposed zone will not be harmful to the adjacent properties. The proposed zone allows additional density, but the underlying use is still single family residential.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The project will create expenditures for the City.

The development on the site will be private and not be paid for by the City. The applicant will be responsible for building the section of Wyoming Boulevard directly adjacent to the site.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The applicant states that the purposes of the application is to provide additional housing options in the area that contribute to a more diverse neighborhood and area character and site's current zone density's inability to provide such options; and the specific site's location on an arterial road, which poses several site layout and access constraints.

The applicant has not cited the economics of the request in the justification. The applicant has justified the request through furtherance of goals and policies of the applicable plans and site conditions.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The applicant does not cite the location as a determining factor in the request.

The applicant is not requesting apartment, office or commercial zoning. The location is relevant to the request because the plan shows lower density RD sites to the east and higher density site to the west.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states that the zoning remains R-D, so the site is not a spot zone.

The proposed zone is technically a spot zone because it is a different zone than the adjacent properties. However, the Planning Department as a matter of general procedure, considers the SU-1 zone as a justified spot zone because it furthers and clearly facilitates the applicable

goals and policies of the overarching plans. Additionally, the intent of the prohibition against spot zone is to make sure that adjacent land uses are compatible. The proposed use is single family residential at a higher density than the adjacent property, but still similar to the surrounding uses.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The site is not a strip of property.

As discussed in the section on spot zoning, the intent of the prohibitions on spot and strip zoning is to prevent incompatible land uses from developing adjacent to one another. The proposed uses are compatible with surrounding uses because the allowed uses in the existing and proposed zones are single family residential.

Other Analysis

A traffic impact analysis was not required for this project because it does meet the threshold for such analysis.

The proposed uses will add additional housing on the east side of the river where the jobs to housing ratio contains more jobs than houses.

SITE DEVELOPMENT PLAN FOR (SUBDIVISION/BUILDING PERMIT)

Request

The applicant proposes a Site Development Plan for Subdivision to allow the development of 8 single family homes.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan and La Cueva Sector Development Plan.

Site Plan Layout / Configuration

The applicant proposes 8 lots accessed by a hammerhead style street. The density on the proposed project will be greater than the adjacent lots, but the style and use will be similar. The proposed houses will not exceed 26 feet in height. Houses will have individual trash bins. The lots range in size from 6,125 square feet to 8,398 square feet. The proposed front setbacks will

less than those required by the RD zone; 15 feet would be the required front setback. The proposed 8 foot front setback will put the homes closer to the street, since all lots will front the internal small street, this distance should be acceptable. Garages will be setback 20 feet.

Open Space

The R-D zone requires that each lot contain 2400 square feet of open space. The applicant states that future development on the site will comply with that requirement. Staff believes that meeting this requirement on site is important because of the added density on the site.

Vehicular Access, Circulation and Parking

The individual residences take access from Desert Ridge Pointe Court, the proposed new street. This street connects to Glendale Ave.

Pedestrian and Bicycle Access and Circulation, Transit Access

The development will contain a 6 foot wide sidewalk along the west side of Desert Ridge Pointe Court, the applicant proposes sidewalk along only the west side of the street. This will require a variance from the DRB. Staff recommends that the proposed wall on the east side of the property move to the east to allow space for a sidewalk.

Walls/Fences

The site will be surrounded by a stuccoed perimeter wall between 3 and 8 feet in height.

Lighting and Security

The SPS requires light fixtures to be full shielded. No light poles are proposed.

Landscaping

The applicant will provide the required street trees along Glendale Ave and along Wyoming Blvd, 9 along Glendale Ave. and 7 along Wyoming Blvd. Individual homeowners will be responsible for landscaping their own properties. The SPS requires at least once accent tree and 8 shrubs along with 2 landscape boulders on each site.

Grading, Drainage, Utility Plans

The site is relatively flat with the grade increasing approximately three feet from west to east. Stormwater will be directed into an inlet on Desert Ridge Pointe Court that will connect to a new storm drain that will connect to Wyoming Boulevard.

Architecture

The Site Development Plan for Subdivision requires earth toned stucco and accent colors and references southwest regional architecture as a style; with additional references Territorial, Southwestern Tuscan, Contemporary Pueblo and Northern New Mexico. Roofs will be non-reflective and earth toned.

The proposed styles are found throughout the La Cueva area.

Signage

The applicant proposes an entry sign on the east perimeter wall facing Glendale Ave. and Desert Pointe Court. The sign cannot exceed 9 feet height above the grade of the site and will be of the same colors and materials as the residential development.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The Long range Planning Division sent comments that express concern about adding an additional SU-1 zone to the city as we already have over 500 SU-1 zones. The comments direct the applicant to provide additional justification for the request and to make sure that if the request is approved that the requirements are clear. The applicant has provided the additional justification.

Neighborhood/Public

Nor Este Neighborhood Association, Quivera Estates HOA and the District 4 Coalition of Neighborhood Association were notified.

Staff received a phone call expressing concern about the density of the request and loss of views for residents living west of Wyoming Blvd.

Staff received calls from the president of the Desert Ridge HOA asking for more information about the project. He stated that they are not concerned about the proposed development.

Staff received 4 additional calls regarding the project one person was not opposed; staff is awaiting comments from three callers.

V. CONCLUSION

This is a request for an amendment to the La Cueva Sector Development Plan to amend the zoning from R-D 3 DU/Acre to SU-1 for R-D uses not to exceed 8 units and an accompanying Site Development Plan for Subdivision. The proposed density is lower than density in the R-1 single family zone.

The applicant has justified the request as being more advantageous to the community as articulated in the goals and policies of the applicable plans and due to changed conditions in the form of additional drainage infrastructure that makes the drainage pond obsolete and additional infrastructure that can support the additional density.

The request will add housing on the east side of the river where more housing is appropriate to address the jobs to housing imbalance between the east and west sides of the City where there are more jobs on the east side and more houses on the west side.

Staff recommends that the proposed wall on the east of the development move to the east to allow space for a sidewalk.

FINDINGS - 16EPC-40020 May 12, 2016 -Zone Map Amendment

1. This is a request for a zone map amendment (amendment to the La Cueva Sector Development Plan) for lots 31 and 32, block 11 tract 1, unit 3 of the North Albuquerque Acres located on the northeast corner of Glendale Ave and Wyoming Boulevard containing approximately 1.6 acres from R-D 3 DU/acre to SU-1 for R-D uses not to exceed 8 dwelling units on the subject site.
2. The request constitutes an amendment to the La Cueva Sector Development Plan because the existing R-D 3 DU per acre zone was imposed by the La Cueva Sector Development Plan.
3. The subject site vacant and has been used as a drainage pond; improvements to the drainage infrastructure in the La Cueva area have made the pond obsolete.
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A. The goal of the Established and Developing Urban Area is "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment."

The request would generally contribute to creating a quality urban environment. The future development would be subject to Design Regulations contained in the Site Development Plan for Subdivision. Though the request would not result in variety, it would provide more housing choices. The request generally furthers the Developing and Established Urban Area Goal.
 - B. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The development would be similar in style and scale to the existing development. Although the density will be greater than the parcels directly adjacent to the site there is R-D 5DU There is no known opposition. The proposed development will meet the required 2,400 square feet of

open space on site for a total of approximately 19,000 square feet as opposed to the 9,600 that would be required on the 4 units that are currently allowed. The request furtheres Policy II.B.5d.

- C. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.

The subject site is vacant. Development would be contiguous to existing urban facilities roads, water and sewer, electricity and existing services, the use of which would not disrupt neighborhood integrity. The request furtheres Policy II.B.5e.

- D. Policy II.B.5.h: Higher density housing is most appropriate in the following situations:

1. In designated Activity Centers.
2. In areas with excellent access to the major street network.
3. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
4. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
5. In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site is in an area with a somewhat mixed use pattern. The lots directly adjacent to the site are zoned RD 3DU per acre and developed with lots that are approximately .28 acres in size. There is SU -RD 5DU per acre on the south side of Glendale Ave. with lots that are .21 to .23 acres in size. The housing across Wyoming from the site is zoned RD 5 DU per acre and developed with lots that are between .15 and .18 acres in size. The lots just south of those are zoned 7DU per acre with lots that are between .10 and .16 acres in size. The site has full access to the major street network and adequate infrastructure. The request furtheres Policy II.B.5.h

- E. Policy II.B.5 i: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The applicant proposes a layout that is similar to the surrounding development and housing that is similar to what is already developed in the surrounding area and will be appropriate to the plan area. The proposed designs may be built of high quality materials, but are similar to what is already there and are not necessarily innovative. The request partially furtheres Policy II.B.5 i.

- F. Policy II.B.5p: Cost-effective redevelopment techniques shall be developed and utilized.

The proposed zoning and design allows for new development that will result roadway construction while supporting appropriate infill development. The property is vacant and

currently the site of a temporary drainage pond that is no longer needed. The redevelopment of the pond will require significant grading and filling that will be done by the applicant. The request furthers Policy II.B.5p.

- G. Transportation and Transit Policy II.D.4c: In order to add transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

Wyoming Boulevard is a Comprehensive Plan designated Enhanced Transit Corridor south of Alameda, approximately .5 miles south of the site. Although the site is not directly located on the transit corridor, this development could potentially increase transit ridership and will contribute to the existing character of the adjacent neighborhoods furthering this policy. The request partially furthers Policy II.D.4c.

The applicant cites additional policies that staff did not consider:

- H. Air Quality Policy II.C.1b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.
The proposed development will place additional housing near employment and services and may decrease the need for auto mobile travel. The request furthers Air Quality Policy II.C.1b
- I. Energy Management Policy II.D.3c: Land use planning that will maximize potential for efficient use of alternative and renewable energy sources shall be undertaken.
The proposed development will place additional housing at a slightly higher density near existing goods and services. This may decrease traffic. This policy seems to be directed at the use of alternative and renewable energy and does not seem applicable to the request.
- J. Solid Waste Policy IIC.3c: Illegal dumping shall be minimized.
The proposed development will minimize any illegal activity, including dumping, on the site. However, if the lots were developed under the existing zoning the result would be the same. The request furthers Solid Waste Policy IIC.3c, but other types of development on the site would also further this policy.
- K. Noise Policy IIC.4a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.
The street trees along Glendale will provide a physical buffer and may reduce noise. However this policy seems to be applicable to larger developments that may have a greater impact on adjacent land uses and may not be relevant to this request.
- L. Service Provision Policy II.D.1c: The existing public service area should be highest priority for service, capacity, use, maintenance, and rehabilitation.
The development will further Policy II.D.1c; this is also discussed in Policy II.B5e.
6. The subject site is within the boundaries of the La Cueva Sector Development Plan. The following policies are applicable to the request:

A. 1.3 OVERARCHING GUIDING PRINCIPLES (P. 4):

Principle 4: Land uses that are compatible with existing development.

The request generally furthers overarching Guiding Principle 4 because the resulting single-family homes would be compatible with the existing single-family homes nearby and, pursuant to the R-D zone in the LCSDP, would be subject to the Design Regulations.

5.1 GUIDING PRINCIPLES (P. 25-26):

- B. Principle 2 (existing): The plan area is intended to be urban , with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The request adds appropriate density that is similar to the existing nearby density to the area furthering the goals of making the plan area more urban. The request is consistent with Principle 2(existing).

- C. Principle 3 (existing): The diverse ownership and platting of land is problematic for higher density land uses. Current Zoning and recent development decisions have eroded the ability of the City to require land Assembly by window as specified in the La Cueva Land Use Guide.

The proposed zoning and development will occur on assembled parcels and will add housing that is higher density than some of the adjacent lots, but is still low enough to be compatible with the character of the area.

- D. Principle 9 (existing): Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The request generally furthers Guiding Principle 9 because it would be subject to the proposed Design Standards and the housing will be similar to what has already been developed in the area. Therefore, the future homes would contribute to the identity for the Plan area and be compatible new development.

- E. Principle 2 (zoning): The predominant residential zone is R-D, which allows single family and townhouse development, according to maximum density established by the Plan. Lowest densities are in areas with the least land assembly potential.

The proposed zone change furtheres Zoning Principle 2 because the zoning would be R-D, the predominant residential zone, and the density would be greater than adjacent parcels but consistent with nearby residential densities. The proposed development will be single family residential development at approximately 6 DU per acre. The La Cueva Plan RD density map density shows densities between 3 DU per acre and 7 DU per acre. The subject site consists of two parcels that have been assembled and have access to urban infrastructure.

- F. Principle 5 (zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce

the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed zone change is subject to the Design Regulations in the Site Development Plan for Subdivision and the La Cueva SDP. The proposed style will be similar to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility. The request furthers Zoning Principle 5.

- G. Principle 6 (zoning): Site Plan review of higher density uses is recommended to assure positive relationship between land uses.

The SU-1 zone requires a site plan; the applicant has provided this site plan and accompanying design standards to ensure compatibility with existing development.

- H. 6.1 Subdivision Regulations: Live End Streets (pg 39)

The plan encourages pedestrian movement and call for “live end” streets, short cul de sacs that facilitate movement and allow for looped infrastructure. The proposed layout is consistent with this intent.

7. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

A. The proposed use is consistent with the health, safety, morals, and general welfare of the city. The proposed zoning will allow the development of single family residential use which is compatible with the surrounding uses in the area, the proposed development will have minimal impact on local schools and the area is served by existing infrastructure.

B. The uses allowed under the proposed zone are similar to the surrounding uses. The applicant has also included a Site Development Plan for Subdivision with design standards. These standards help to ensure that the future housing units will be of a similar quality the existing housing units. The area is developed with mixture of R-D uses ranging from 3DU/Acre to 7DU/Acre and county A-1.

C. Policy Analysis- see findings 5 and 6

D. The applicant cites several policies in the Comprehensive Plan and La Cueva Sector Development Plan to demonstrate that the request is more advantageous to the community as articulated in the goals and polices of the applicable plans.

The applicant states that changed neighborhood conditions justify the zone change because the La Cueva area has experienced substantial growth from the time when the Sector Plan was originally adopted and subsequently amended. Infrastructure development in the area has not only vacated the site as a drainage pond, but has allowed additional infrastructure that can more dense single-family development to take place.

E. the permissive uses in the proposed zone will not be harmful to the adjacent properties. The proposed zone allows additional density, but the underlying use is still single family residential.

F. The development on the site will be private and not be paid for by the City. The applicant will be responsible for building the section of Wyoming Boulevard directly adjacent to the site

G. The applicant has not cited the economics of the request in the justification. The applicant has justified the request through furtherance of goals and policies of the applicable plans and site conditions.

H. The applicant is not requesting apartment, office or commercial zoning. The location is relevant to the request because the plan shows lower density RD sites to the east and higher density site to the west.

I. The proposed zone is technically a spot zone because it is a different zone than the adjacent properties. However, the Planning Department as a matter of general procedure, considers the SU-1 zone as a justified spot zone because it furthers and clearly facilitates the applicable goals and policies of the overarching plans. Additionally, the intent of the prohibition against spot zone is to make sure that adjacent land uses are compatible. The proposed use is single family residential at a higher density than the adjacent property, but still similar to the surrounding uses.

J. As discussed in the section on spot zoning, the intent of the prohibitions on spot and strip zoning is to prevent incompatible land uses from developing adjacent to one another. The proposed uses are compatible with surrounding uses because the allowed uses in the existing and proposed zones are single family residential.

8. A Site Development Plan for Subdivision (16 EPC 40020) is heard concurrently with this request.

9. Property owners within 100 feet of the site were notified of the request.

10. The Nor Este Neighborhood Association, Quivera Estates HOA and the District 4 Coalition of Neighborhood Association were notified. Staff received a phone call expressing concern about the density of the request and loss of views for residents living west of Wyoming Blvd. Staff received calls from the president of the Desert Ridge HOA asking for more information about the project. He stated that they are not concerned about the proposed development. Staff received 4 additional calls regarding the project one person was not opposed; staff is awaiting comments from three callers.

RECOMMENDATION - 16EPC-40020 , May 12, 2016

APPROVAL of 16 EPC 40020, a request for Zone Map Amendment from RD 3 DU per acre to SU-1 for RD uses not to exceed 8 units on the site for lots 31 and 32, block 11 tract 1, unit 3 of the North Albuquerque Acres located on the northeast corner of Glendale Ave and Wyoming Boulevard containing approximately 1.6 acres on the preceding Findings and subject to the following Conditions of Approval .

CONDITIONS OF APPROVAL – 16 EPC 40020- May 12, 2016 -ZONE MAP AMENDMENT

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS – 16 EPC-40019, May 12 2016, Site Development Plan for Building Subdivision

1. This is a request for a Site Development Plan for Subdivision for lots 31 and 32, block 11 tract 1, unit 3 of the North Albuquerque Acres located on the northeast corner of Glendale Ave and Wyoming Boulevard containing approximately 1.6 acres.
2. The request will allow the development of 8 single family units on the site.
3. The subject site vacant and has been used as a drainage pond; improvements to the drainage infrastructure in the La Cueva area have made the pond obsolete.
4. A Zone Map amendment (amendment to the La Cueva Sector Development Plan) is heard concurrently with this request (16 EPC 40019).
5. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plans and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A. The goal of the Established and Developing Urban Area is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.”

The request would generally contribute to creating a quality urban environment. The future development would be subject to Design Regulations contained in the Site Development Plan for Subdivision. Though the request would not result in variety, it would provide more housing choices. The request generally furthers the Developing and Established Urban Area Goal.

- B. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The development would be similar in style and scale to the existing development. Although the density will be greater than the parcels directly adjacent to the site there is R-D 5DU There is no known opposition. The proposed development will meet the required 2,400 square feet of open space on site for a total of approximately 19,000 square feet as opposed to the 9,600 that would be required on the 4 units that are currently allowed. The request furthers Policy II.B.5d.

- C. Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.

The subject site is vacant. Development would be contiguous to existing urban facilities roads, water and sewer, electricity and existing services, the use of which would not disrupt neighborhood integrity. The request furthers Policy II.B5e.

- D. Policy II.B.5.h: Higher density housing is most appropriate in the following situations:

1. In designated Activity Centers.
2. In areas with excellent access to the major street network.
3. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
4. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
5. In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site is in an area with a somewhat mixed use pattern. The lots directly adjacent to the site are zoned RD 3DU per acre and developed with lots that are approximately .28 acres in size. There is SU -RD 5DU per acre on the south side of Glendale Ave. with lots that are .21 to .23 acres in size. The housing across Wyoming from the site is zoned RD 5 DU per acre and developed with lots that are between .15 and .18 acres in size. The lots just south of those are zoned 7DU per acre with lots that are between .10 and .16 acres in size. The site has full access to the major street network and adequate infrastructure. The request furthers Policy II.B.5.h

- E. Policy II.B.5 l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The applicant proposes a layout that is similar to the surrounding development and housing that is similar to what is already developed in the surrounding area and will be appropriate to the plan area. The proposed designs may be built of high quality materials, but are similar to what is already there and are not necessarily innovative. The request partially furthers Policy II.B.5 l.

- F. Policy II.B.5p: Cost-effective redevelopment techniques shall be developed and utilized.

The proposed design allows for new development that will result roadway construction while supporting appropriate infill development. The property is vacant and currently the site of a temporary drainage pond that is no longer needed. The redevelopment of the pond will require significant grading and filling that will be done by the applicant. The request further Policy II.B.5p.

- G. Transportation and Transit Policy II.D.4c: In order to add transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

Wyoming Boulevard is a Comprehensive Plan designated Enhanced Transit Corridor south of Alameda, approximately .5 miles south of the site. Although the site is not directly located on the transit corridor, this development could potentially increase transit ridership and will contribute to the existing character of the adjacent neighborhoods furthering this policy. The request partially furthers Policy II.D.4c.

The applicant cites additional policies that staff did not consider:

- H. Air Quality Policy II.C.1b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

The proposed development will place additional housing near employment and services and may decrease the need for auto mobile travel. The request further Air Quality Policy II.C.1b

- I. Energy Management Policy II.D.3c: Land use planning that will maximize potential for efficient use of alternative and renewable energy sources shall be undertaken.

The proposed development will place additional housing at a slightly higher density near existing goods and services. This may decrease traffic. This policy seems to be directed at the use of alternative and renewable energy and does not seem applicable to the request.

- J. Solid Waste Policy IIC.3c: Illegal dumping shall be minimized.

The proposed development will minimize any illegal activity, including dumping, on the site. However, if the lots were developed under the existing zoning the result would be the same. The request further Solid Waste Policy IIC.3c, but other types of development on the site would also further this policy.

- K. Noise Policy IIC.4a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.
The street trees along Glendale will provide a physical buffer and may reduce noise. However this policy seems to be applicable to larger developments that may have a greater impact on adjacent land uses and may not be relevant to this request.
- L. Service Provision Policy II.D.1c: The existing public service area should be highest priority for service, capacity, use, maintenance, and rehabilitation.
The development will further Policy II.D.1c; this is also discussed in Policy II.B5e.
7. The subject site is within the boundaries of the La Cueva Sector Development Plan. The following policies are applicable to the request:

1.3 OVERARCHING GUIDING PRINCIPLES (P. 4):

- A. Principle 4: Land uses that are compatible with existing development.
The request generally furthers overarching Guiding Principle 4 because the resulting single-family homes would be compatible with the existing single-family homes nearby and, pursuant to the R-D zone in the LCSDP, would be subject to the Design Regulations.

5.1 GUIDING PRINCIPLES (P. 25-26):

- B. Principle 2 (existing): The plan area is intended to be urban , with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.
The request adds appropriate density that is similar to the existing nearby density to the area furthering the goals of making the plan area more urban. The request is consistent with Principle 2(existing).
- C. Principle 3 (existing): The diverse ownership and platting of land is problematic for higher density land uses. Current Zoning and recent development decisions have eroded the ability of the City to require land Assembly by window as specified in the La Cueva Land Use Guide.
The proposed development will occur on assembled parcels and will add housing that is higher density than some of the adjacent lots, but is still low enough to be compatible with the character of the area.
- D. Principle 9 (existing): Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.
The request generally furthers Guiding Principle 9 because it would be subject to the proposed Design Standards and the housing will be similar to what has already been developed in the

area. Therefore, the future homes would contribute to the identity for the Plan area and be compatible new development.

- E. Principle 2 (zoning): The predominant residential zone is R-D, which allows single family and townhouse development, according to maximum density established by the Plan. Lowest densities are in areas with the least land assembly potential.

The proposed zone change and accompanying Site Development Plan for Subdivision furthers Zoning Principle 2 because the zoning would be R-D, the predominant residential zone, and the density would be greater than adjacent parcels but consistent with nearby residential densities. The proposed development will be single family residential development at approximately 6 DU per acre. The La Cueva Plan RD density map density shows densities between 3 DU per acre and 7 DU per acre. The subject site consists of two parcels that have been assembled and have access to urban infrastructure.

- F. Principle 5 (zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed zone change and accompanying Site Development Plan for Subdivision are subject to the Design Regulations in the Site Development Plan for Subdivision and the La Cueva SDP. The proposed style will be similar to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility. The request furthers Zoning Principle 5.

- G. Principle 6 (zoning): Site Plan review of higher density uses is recommended to assure positive relationship between land uses.

The SU-1 zone requires a site plan; the applicant has provided this site plan and accompanying design standards to ensure compatibility with existing development.

- H. 6.1 Subdivision Regulations: Live End Streets (pg 39)

The plan encourages pedestrian movement and call for "live end" streets, short cul de sacs that facilitate movement and allow for looped infrastructure. The proposed layout is consistent with this intent.

8. The La Cueva Sector Plan requires RD zoned lots under 5,000 square feet to be subject Site Plan approval. The subject sites are all over 5,000 square feet and covered by a site plan. The individual building permits on the site can be approved through the building permit process, following DRB approval of the Site Development Plan for Subdivision.

9. Property owners within 100 feet of the site were notified of the request.

10. The Nor Este Neighborhood Association, Quivera Estates HOA and the District 4 Coalition of Neighborhood Association were notified. Staff received a phone call expressing concern about the density of the request and loss of views for residents living west of Wyoming Blvd. Staff received calls from the president of the Desert Ridge HOA asking for more information about the project. He stated that they are not concerned about the proposed development. Staff received 4 additional calls regarding the project one person was not opposed; staff is awaiting comments from three callers.

RECOMMENDATION – 16 EPC 40019, May 12, 2016

APPROVAL of 16EPC-40019, a request for Site Development Plan for Subdivision, for lots 31 and 32, block 11 tract 1, unit 3 of the North Albuquerque Acres located on the northeast corner of Glendale Ave and Wyoming Boulevard containing approximately 1.6 acres on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 16 EPC 40019, May 12, 2016-Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Amend the design standards, section II.1. b, to clarify that stucco is the finish material, not the building material.
4. AMAFCA will require verification that the pipe outfall from the former pond has been removed or plugged, or if it will be removed or plugged with the proposed subdivision.

-
5. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- All work within the public ROW must be constructed under a COA Work Order.
 - Side Walk required on both sides of the interior streets.
 - Entrance wall cannot be located in the Right-of-Way.
 - The bicycle lane along Wyoming Blvd shall be continued to complete the existing bicycle connection.
6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
-

***Maggie Gould
Planner***

Notice of Decision cc list:

Consensus Planning	302 8 th ST NW	ABQ , NM 87102
Albuquerque Development LLC,	8300 Carmel AVE NE	ABQ, NM 87122

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Nor Este NA (R)

Quivera Estates HOA

District 4 Coalition of NA's

4/14/16 – Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 3/24/16 – siw

4/14/16 – Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 3/31/16 – siw

Long Range Planning

- a. Question: Why is SU-1 being requested when R-D 5 du/ac zoning already exists in the sector development plan?
- b. The intent language of the SU-1 zone (§14-16-2-22) states: "This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the uses to a specific location is partly or entirely dependent on the character of the site design."
- c. The subject request appears to be a misuse of the SU-1 zone: the proposed use is not special because of infrequent occurrence; the site's location and the existing zoning allow development of appropriate single-family uses without adverse effect on surrounding single-family properties; the site is not unusually shaped; the appropriateness of the use is not dependent on the character of the site design.
- d. The existing zoning (R-D-3du/ac) or another existing R-D zone available in the sector development plan would adequately allow and control the proposed use.
- e. The submitted R-270-1980 justification does not explain how or why the site cannot be developed with the proposed use under the existing zoning (R-D 3du/ac) or another zone that already exists in the sector development plan, such as R-D 5du/ac, when it asserts that the existing zoning is inappropriate.
- f. This request *is* a spot zone because the change would give a zone (SU-1) different from surrounding zoning (R-D) to one small area (subject site), especially when only one premise is involved (applicant owns both lots).

- g. The City already has over 550 separate SU-1 zones for individual sites, all site development plan controlled, that contribute to additional layers of regulation and processes for individual developments. Many of these SU-1 zones have been found to be unnecessary, in large part, because special provisions and special design standards may create confusion and inconsistencies for multiple stakeholders (owners, buyers, builders, neighbors, and staff) during the review, implementation and enforcement processes.
- h. If the zone change and corresponding site development plan are approved, please ensure that any special provisions, standards, and rules are clear and consistent.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Per MRCOG's 2040 Long Range Roadway System Map, Wyoming Blvd. is a Regional Principal Arterial. Per MRCOG's 2040 Long Range Bikeway System Map, Wyoming Blvd. is supposed to contain a Bicycle Lane, which is presently missing across the subject property's frontage and on the Site Development Plan for Subdivision as proposed.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

- . The following pro rata is due prior to approval.
 - a. Lot 32
 - i. Water: \$6,927.96
 - ii. Sanitary sewer: \$3,792.89
 - b. Lot 31
 - i. Water: \$2,059.18
 - ii. \$3,269.23
- 2. Availability statement #160202 has been issued which provides the requirements for service.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

16EPC-40040019 – Site Development Plan for Subdivision

Reviewed, defer to Transportation.

16EPC-40020 Sector Development Plan Map Amendment (Zone Change).

Reviewed, no comments.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No comment on Zone change request. Subdivision will use residential carts for refuse service.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Adjacent and nearby routes	None
Adjacent bus stops	None
Site plan requirements	None
Large site TDM suggestions	None.
Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objection to Site Development Plan. Prior to release of building permit, AMAFCA will require verification that the pipe outfall from the former pond has been removed or plugged, or if it will be removed or plugged with the proposed subdivision.

ALBUQUERQUE PUBLIC SCHOOLS

North Albuquerque Acres Unit 3, Lots 31 and 32, Block 11, Tract 1, is located on Glendale Ave NE at Wyoming Blvd NE. The owner of the above property requests approval of a Site Development Plan for Subdivision and a Sector Development Plan Map Amendment to allow for a Zone Change from RD-3 to SU-1 for RD-5 for the development of 8 single family homes. Any residential development in this area will have impacts to North Star Elementary School, Desert Ridge Middle School, and La Cueva High School. Currently, all three schools have excess capacity.

Loc No	School	2015-16 40th Day	Capacity	Space Available
268	North Star ES	600	630	30
430	Desert Ridge MS	970	1085	115
525	La Cueva HS	1776	1950	174

Residential Units: 8

Est. Elementary School Students: 3

Est. Middle School Students: 1

Est. High School Students: 1

Est. Total # of Students from Project: 5

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

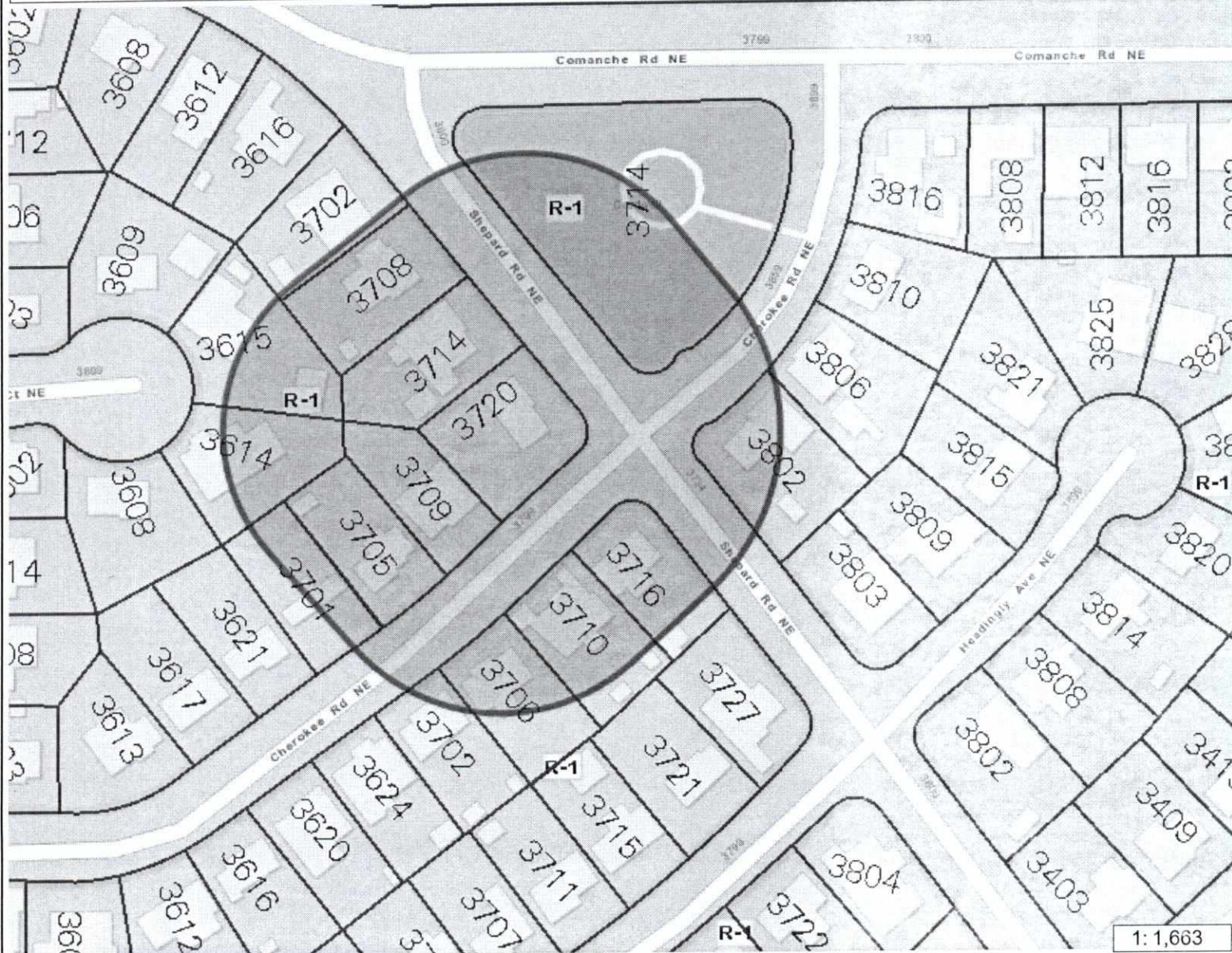
1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project.

Contact: Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697



City of Albuquerque



Legend

- ☐ Bernalillo County Parcels
- Zoning**
 - ☐ <all other values>
 - ☐ RESIDENTIAL
 - ☐ COMMERCIAL
 - ☐ OFFICE
 - ☐ INDUSTRIAL / WHOLESALE / MANUFACTURING
 - ☐ INSTITUTIONAL / GOVERNMENT
 - ☐ UTILITIES / TRANSPORTATION
 - ☐ OPEN SPACE / RECREATION / AMUSEMENT
 - ☐ RESIDENTIAL / AGRICULTURAL
 - ☐ NOT CLASSIFIED
- Municipal Limits**
 - ☐ Corrales
 - ☐ Edgewood
 - ☐ Los Ranchos
 - ☐ Rio Rancho
 - ☐ Tijeras
 - ☐ UNINCORPORATED
- ☐ World Street Map

Notes

PROJECT #1010845

277 0 139 277 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
5/5/2016 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Looking southeast across the site
Looking northeast across the site





Looking north toward the site from Glendale Ave
Looking northeast from Glendale Ave



HISTORY

CITY of ALBUQUERQUE

SEVENTEENTH COUNCIL

COUNCIL BILL NO. F/S R-07-239 ENACTMENT NO.: _____

SPONSORED BY: Brad Winter

1 RESOLUTION
2 AMENDING THE LA CUEVA SECTOR PLAN TO CLARIFY THE IMPACT
3 OF PUBLIC RIGHTS-OF-WAY AND/OR ROADWAY EASEMENTS IN
4 COMPUTING DENSITIES IN RD ZONES.

5 WHEREAS, in June of 2002 the City adopted the La Cueva Sector
6 Plan which was amended in May of 2003; and

7 WHEREAS, the La Cueva Sector Plan was intended to exclude
8 public rights-of-way and easements from gross acreage in the
9 computation of densities in RD zones; and

10 WHEREAS, contrary to the intent of the City Council the
11 Development Review Board has interpreted the La Cueva Sector Plan to
12 allow public rights-of-way and easements to be considered as included
13 within gross acreage in the computation of densities in RD zones if the
14 right-of-way or easement has not been created as of the date of an
15 application even though the property owner is contractually obligated to
16 create the right-of-way or easement in the future.

17 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE
18 CITY OF ALBUQUERQUE:

19 Section 1. The La Cueva Sector Development Plan Section 5.2, RD
20 Zone is amended to read:

21 "The RD (developing residential) zone is the predominant
22 residential zone in the plan area. Maximum densities for areas zoned RD
23 are established in the Zoning Plan (Exhibit 12). Densities are based on
24 gross acreage of the lot, which is measured from property line to
25 property line, excluding existing public right-of-ways and/or right-of-
26 ways legally obligated to be created and/or easements intended for the
27 movement of goods, services, people and/or drainage. The residential

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

1 uses in the RD zone shall be regulated according to the City Zoning
2 Code, subject to the density maximums shown in Exhibit 12.

3 Residential development more intense than what is typically
4 allowed in the R-1 zone (i.e. lot size less than 5000 square feet) will be
5 subject to site development plan for subdivision approval by the DRB.
6 Development in the RD zone that requires a site development plan must
7 meet the design regulations in Section 5.4.6 of this plan.

8 For Lots 10 through 16, Block 19, Tract 3, Unit 3, North
9 Albuquerque Acres and Lots 10 through 16, Block 18, Tract 3, Unit 1,
10 North Albuquerque Acres, any lot that is less than three quarters of an
11 acre in size will have access to Carmel N.E.”

12 Section 2. SEVERABILITY CLAUSE. If any section, paragraph,
13 sentence, clause, word or phrase of this resolution is for any reason held
14 to be invalid or unenforceable by any court of competent jurisdiction,
15 such decision shall not affect the validity of the remaining provisions of
16 this resolution. The Council hereby declares that it would have passed
17 this resolution and each section, paragraph, sentence, clause, word or
18 phrase thereof irrespective of any provisions being declared
19 unconstitutional or otherwise invalid.

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

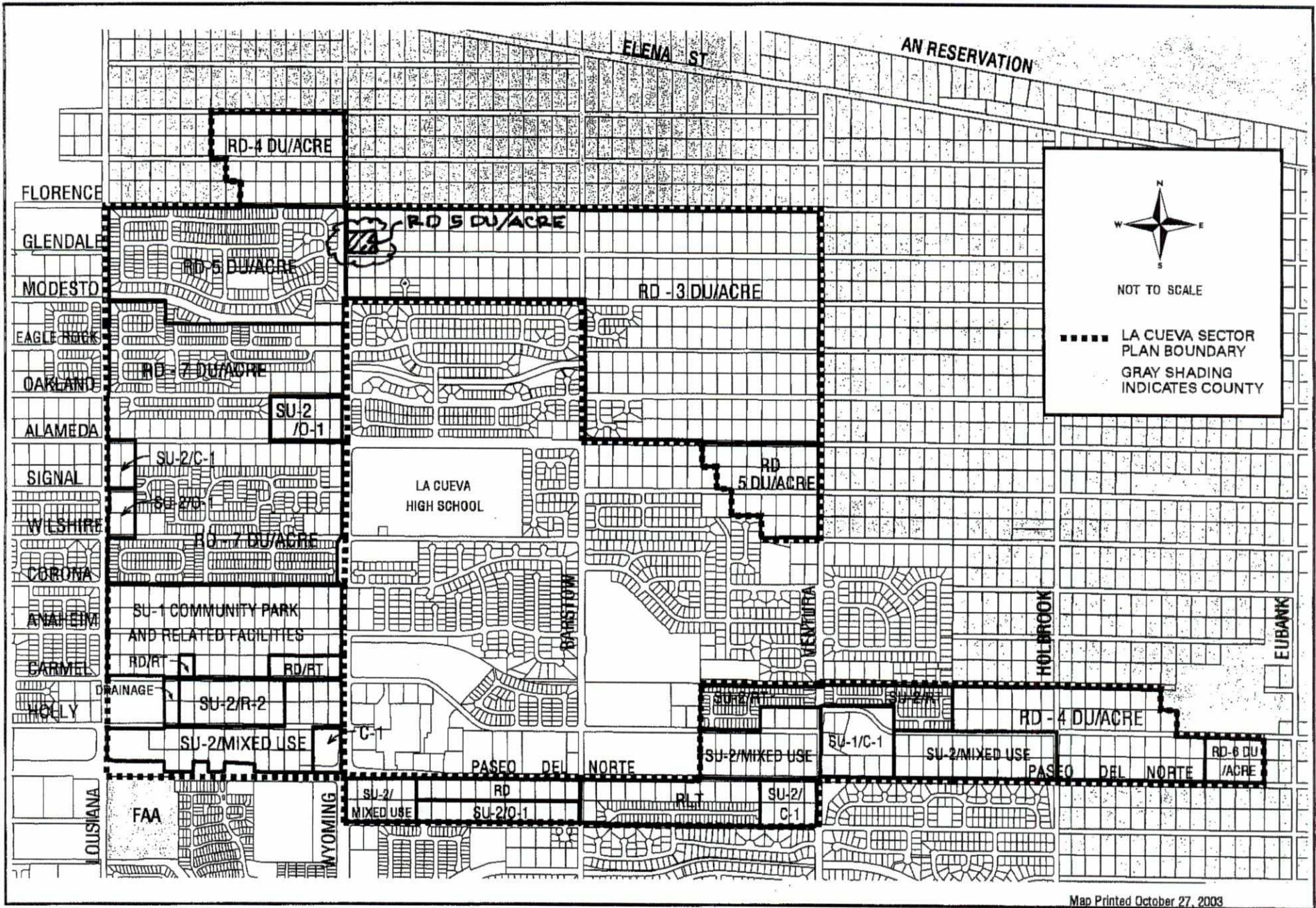
20
21
22
23
24
25
26
27
28
29
30
31

32 X:\SHARE\Legislation\Seventeen\R-239fsfinal.doc

ZONING

Please refer to the Zoning Code for specifics of
The SU-1, and R-D zones

LA CUEVA SECTOR DEVELOPMENT PLAN - ZONING



Map Printed October 27, 2003

EXHIBIT 12

APPLICATION INFORMATION



SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
☐ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- ☐ Annexation
☒ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
☐ Street Name Change (Local & Collector)
☐ **APPEAL / PROTEST of...**
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 8th St NW FAX: 505-642-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: jaramillo@consensusplanning.com
 APPLICANT: Albuquerque Development, LLC PHONE: 505-828-9900
 ADDRESS: 8300 Camel Ave NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: OWNED List all owners: Scott Schiabor

DESCRIPTION OF REQUEST: We are requesting a Sector Development Plan amendment for the La Cueva Sector Plan to change RD-3 du/ac to SU-1 for RD-5du/ac and a Site Development Plan for Subdivision

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 31 and 32 Block: 11 tract 1 Unit: 3
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: RD-3 DU/Acre Proposed zoning: SU-1 for RD-5 DU/Acre MRGCD Map No. _____
 Zone Atlas page(s): B-19-Z UPC Code: 101906529006840202 and 101906527406840201

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): n/a

CASE INFORMATION:

Within city limits? ☒ Yes ☐ No Within 1000FT of a landfill? ☐ N ☐ Y
 No. of existing lots: 2 No. of proposed lots: 8 Total site area (acres) 1.61
 LOCATION OF PROPERTY BY STREETS: On or Near: Glendale Avenue NE at Wyoming Boulevard NE
 Between: _____ and _____
 Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 1/5/2016

SIGNATURE James K. Stroguez, AICP DATE March 31, 2016
 (Print Name) _____ Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

- ☐ INTERNAL ROUTING
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

116EPC - 40019
116EPC - 40020

Action

SDP
ASDM
ADV
CMF

S.F.

Fees

\$385.00
\$295.00
\$75.00
\$80.00

 Total
\$805.00

Hearing date May 12 2016

3-31-16
 Staff signature & Date

Project # 1010809

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**

☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**

- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ☒ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- ☒ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- ☒ Zone Atlas map with the entire property(ies) clearly outlined
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
- ☒ Sign Posting Agreement
- ☒ Traffic Impact Study (TIS) form with required signature
- ☒ Fee (see schedule)
- ☒ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**

☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- ☐ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ☐ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
- ☐ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**
- ☐ Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Completed Site Plan for Subdivision and/or Building Permit Checklist
- ☐ Traffic Impact Study (TIS) form with required signature
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- ☐ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- ☐ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- ☐ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- ☐ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- ☐ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- ☐ Registered engineer or architect's stamp on the Site Development Plans
- ☐ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- ☐ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
- ☐ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
- ☐ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
- ☐ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- ☐ Zone Atlas map with the entire property(ies) clearly outlined
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ☐ Traffic Impact Study (TIS) form with required signature
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James K. Strozio, AICP
Applicant name (print)
3/21/16
Applicant signature / date



Form revised November 2010

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers
1010859

Planner signature / date
1010859
Project #

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS☐ **ANNEXATION (EPC08)**

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ **SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)☐ **SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)☐ **SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
(for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

☐ **AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☒ **AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**☐ **AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- ✓ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - ✓ Plan to be amended with materials to be changed noted and marked
 - ✓ Zone Atlas map with the entire plan/amendment area clearly outlined
 - ✓ Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - ✓ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
(for sector plans only)
 - ✓ Traffic Impact Study (TIS) form
 - ✓ Sign Posting Agreement
 - ✓ Fee (see schedule)
 - NA List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ **AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James K. Strozier *AKP*
Applicant name (print)

3/31/16
Applicant signature & Date

Revised: June 2011

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers

14EPC - 40020

Project # 1010809

Staff signature & Date



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: ABQ Development, LLC DATE OF REQUEST: 3/29/16 ZONE ATLAS PAGE(S): B-19-Z

CURRENT:

ZONING RD-3 du/ac

PARCEL SIZE (AC/SQ. FT.) 1.61

LEGAL DESCRIPTION:

LOT OR TRACT # 31 and 31 tract 1 BLOCK # 2 unit 3

SUBDIVISION NAME North Albuquerque Acres

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From RD-3 To RD-5

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☒

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☐

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 8 single family lots

BUILDING SIZE: n/a (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 3/30/16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -

2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

3.30.16
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

SUPERIOR LAND INVESTMENTS LLC
P.O. Box 91417
Albuquerque, NM 87199
(505) 828-9900

March 31, 2016

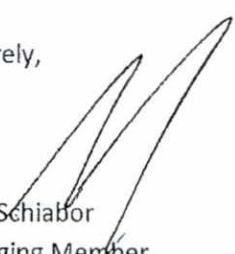
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Letter of Authorization

To Whom It May Concern:

Superior Land Investments hereby authorize Scott Patrick Homes, ABQ Development, Consensus Planning, and Mark Goodwin and Associates to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for Superior Land Investments for the purposes of entitling, zoning, permitting, platting and subdividing property legally described as Lots 31 and 32, Block 11, Tract 1, Unit 3, North Albuquerque Acres.

Sincerely,



Scott Schiabor
Managing Member
Superior Land Investments



SCOTT PATRICK
HOMES

PO Box 91417, Albuquerque, NM 87199
(505) 828-9900 Office

March 24, 2016

City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Letter of Authorization

To Whom It May Concern:

Scott Patrick Homes and ABQ Development hereby authorize Consensus Planning and Mark Goodwin and Associates to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for Scott Patrick Homes and ABQ Development for the purposes of entitling, zoning, permitting, platting and subdividing property legally described as Lots 31 and 32, Block 11, Tract 1, Unit 3, North Albuquerque Acres.

Sincerely,

Scott Schiabor, President
Scott Patrick Homes &
ABQ Development

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# ¹⁶~~15~~ 001 Date: 1/5/2016 Time: 1:00 PM
Address: 7601/7621 GLENDALE AVE.

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: ☒ Kym Dicome ☐ Other: _____
Transportation: ☐ Gary Sandoval ☐ Other: _____
Code Enforcement: ☒ Ben McIntosh ☐ Other: _____
Fire Marshall: ☐ Antonio Chinchilla ☒ Other: EPC GONZALEZ.

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- | | | |
|--|--|---|
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input checked="" type="checkbox"/> Sector Dev. Plan Amendment | <input checked="" type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Site Dev. Plan for Subdivision | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Site Dev. Plan for Bldg. Permit | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Other _____ | | |

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: RD 3 DU/AC
Proposed Use/Zone: RD 5 DU/AC
Applicable Plans: LA CUEVA SPP
Applicable Design Regulations: _____
Previously approved site plans/project #s: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given:

☒ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Additional Notes:

PROCESS FOR SECTOR D. PLAN MAP AMENDMENT - SAME
AS ZONE CHANGE THRU EPC.
MUST ADDRESS R-270-1980.
LOTS ARE ABUTTING RD 3 DU/AC PROPERTIES.
MIGHT CONSIDER SU-1 FOR RD 5 DU/AC AS WAS DONE
DOWN OFF GLENDALE (1008656)

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

Kym Dicome
PRT CHAIR

Kelly M. K.
APPLICANT OR AGENT

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

VACATION OF 5' OF GLENDALE - PLATTING.

PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. *Also the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.*

<i>Official Use only</i>		
PA#: _____	Received By: _____	Date: _____

Applicant Name: Mark Goodwin & Associates, PA Phone#: 828-2200 Email: kelly@goodwinengineers.com

APPOINTMENT DATE & TIME: Tuesday, December 29th at 1:30 pm JAN 5, 11:00pm

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3860 TO SCHEDULE AN APPOINTMENT.
Applications received by Friday at noon will be scheduled for Tuesday the following week, if times are available.

BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

8 Single Family Homes

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 1.8 Existing Zoning: RD 3 DU/Ac Proposed Zoning: RD 5 DU/Ac

Previous zone change or site plan approval case number(s) for this site: _____

Applicable Area or Sector Plans: La Cueva Sector Plan

Residential: Type and No. of Units Proposed: 8 Single Family Homes

Commercial: Estimated building square footage: _____ No. of Employees: _____

LOCATION OF REQUEST:

Physical Address: 7601/7621 Glendale Ave, Albuquerque, NM 87122

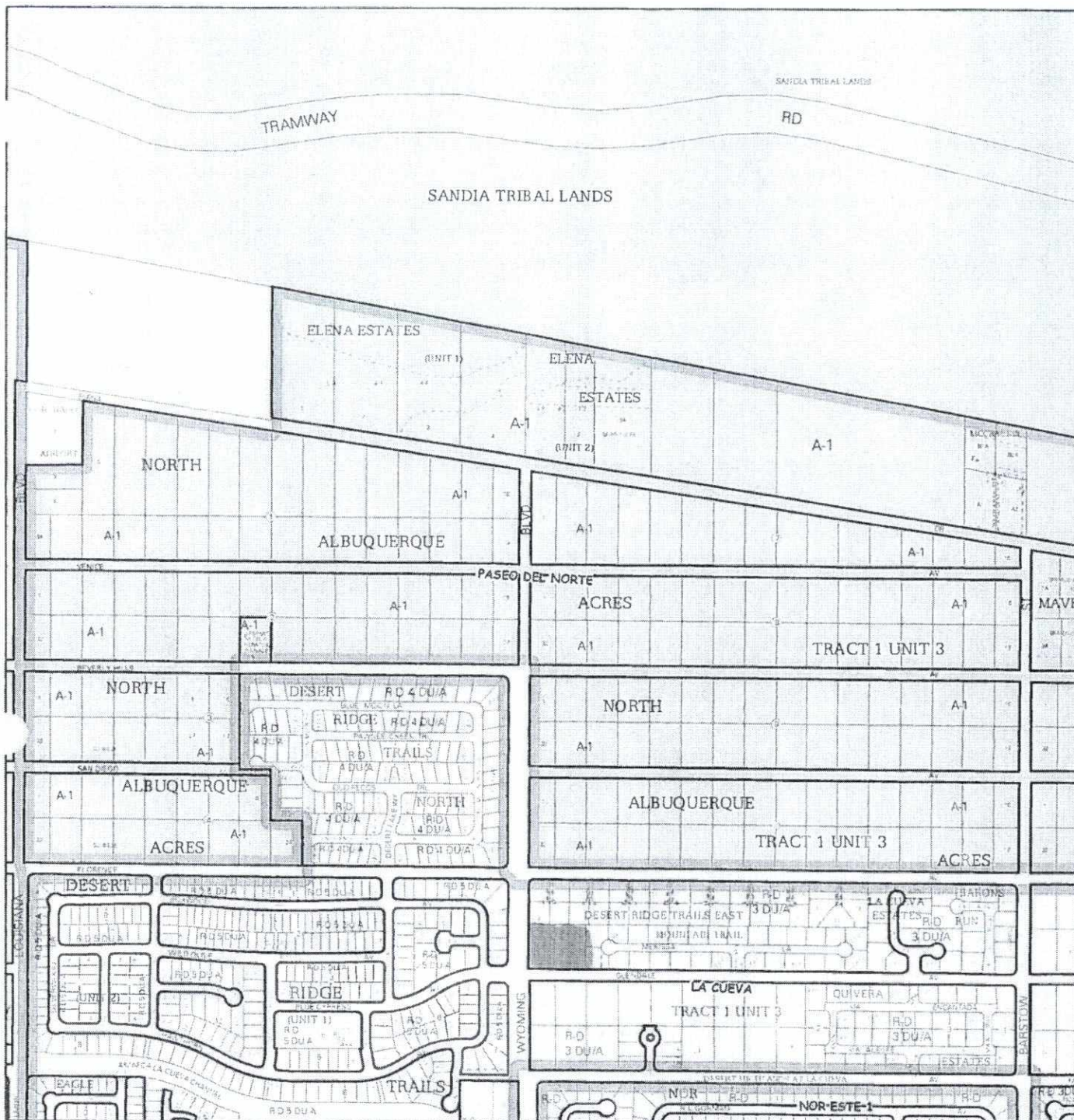
Zone Atlas Page (Please identify the subject site on the map and attach) B-19

LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST: (Please be specific so our staff can do the appropriate research.)

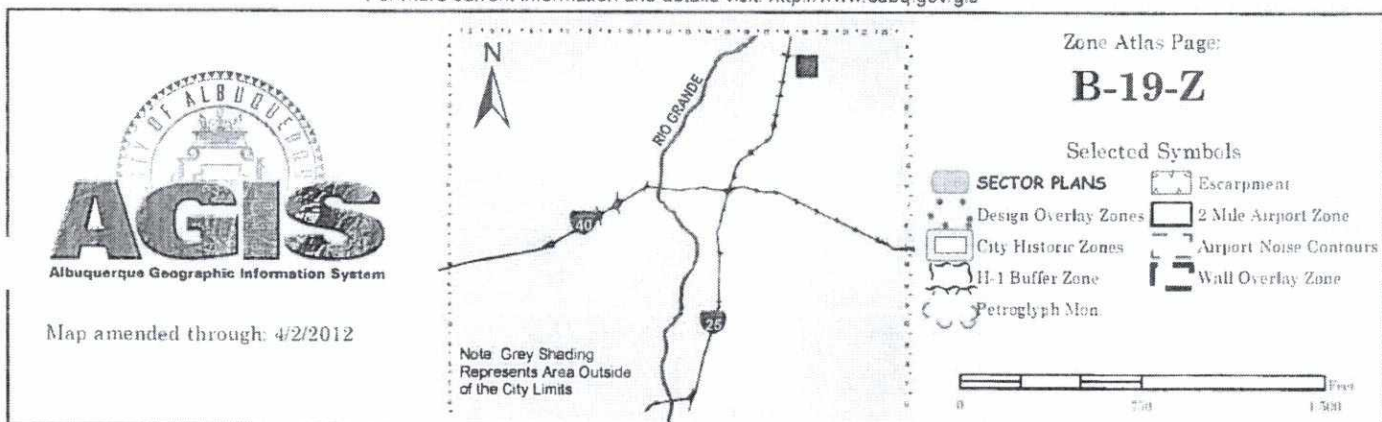
What will be the process for Sector Plan Amendment from RD 3 DU/Ac to RD 5 DU/Ac?

EPL NOT CITY COUNCIL
site plan for subdivision zone change.
SUI RD

Submitted Feb 20 → then get heard April 13



For more current information and details visit: <http://www.cabq.gov/gis>





CONSENSUS

April 29, 2016

Landscape Architecture
Urban Design
Planning Services

Chairman Ms. Karen Hudson
Environmental Planning Commission
600 2nd Street, NW
Albuquerque, NM, 87102

302 Eighth St NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

RE: La Cueva Sector Plan Amendment for a Zone Change from RD-3 DU/Acre to SU-1 for RD Uses Not to Exceed 8 Dwelling Units

Dear Chairman Hudson:

Consensus Planning, Inc., on behalf of ABQ Development, LLC (Applicant), requests an approval of the proposed Site Development Plan for Subdivision and an amendment to the City of Albuquerque La Cueva Sector Development Plan (SDP or Sector Plan) from RD-3 DU/Acre to SU-1 for RD uses not to exceed 8 dwelling units (Application) on the real property described as Lots 31 and 31, Block 11, Tract 1, Unit 3, North Albuquerque Acres (containing an estimated 1.6 acres). Prior to infrastructure development in the surrounding areas, the two lots were used as a drainage pond that now, which after being vacated, could attract illegal dumping and loitering. If this application for Site Development Plan for Subdivision and amendment to the Sector Plan is approved, the site will be developed with residential uses with similar neighborhood character to the adjacent and abutting neighborhoods. The SDP amendment, and the special conditions specifically warranting SU-1 zoning, is supported further in the following justification by applicable plans and policies, including Resolution 270-1980.



PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

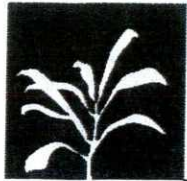


The subject site is 1.6 acres of vacant land, currently the site of a temporary drainage pond and no longer required for drainage, which is surrounded on all sides by developed single family housing at a range of densities. Located on the northeast corner of Glendale Avenue and Wyoming Boulevard, the subject site is zoned RD 3 du/acre per the La Cueva Sector Development Plan, which was adopted in 2000 and amended in 2003 and 2007. The RD zone is the predominant residential zone in the plan area. Maximum densities for areas zoned RD are established in the Sector Plan Zone Map. Densities gradually decrease toward the north and east from the SW corner of the plan area (Louisiana & Paseo del Norte). Properties closer to Paseo del Norte are zoned 6 & 7 du/acre while properties at the far north and east edges of the plan area are zoned 3 & 4 du/acre.

Map of the La Cueva Sector Plan Boundary. The map shows a grid of streets and various land use zones. Key features include:

- Streets:** RD 1 DUVAL, RD 2 DUVAL, RD 3 DUVAL, RD 4 DUVAL, RD 5 DUVAL, RD 6 DUVAL, RD 7 DUVAL, RD 8 DUVAL, RD 9 DUVAL, RD 10 DUVAL, RD 11 DUVAL, RD 12 DUVAL, RD 13 DUVAL, RD 14 DUVAL, RD 15 DUVAL, RD 16 DUVAL, RD 17 DUVAL, RD 18 DUVAL, RD 19 DUVAL, RD 20 DUVAL, RD 21 DUVAL, RD 22 DUVAL, RD 23 DUVAL, RD 24 DUVAL, RD 25 DUVAL, RD 26 DUVAL, RD 27 DUVAL, RD 28 DUVAL, RD 29 DUVAL, RD 30 DUVAL, RD 31 DUVAL, RD 32 DUVAL, RD 33 DUVAL, RD 34 DUVAL, RD 35 DUVAL, RD 36 DUVAL, RD 37 DUVAL, RD 38 DUVAL, RD 39 DUVAL, RD 40 DUVAL, RD 41 DUVAL, RD 42 DUVAL, RD 43 DUVAL, RD 44 DUVAL, RD 45 DUVAL, RD 46 DUVAL, RD 47 DUVAL, RD 48 DUVAL, RD 49 DUVAL, RD 50 DUVAL, RD 51 DUVAL, RD 52 DUVAL, RD 53 DUVAL, RD 54 DUVAL, RD 55 DUVAL, RD 56 DUVAL, RD 57 DUVAL, RD 58 DUVAL, RD 59 DUVAL, RD 60 DUVAL, RD 61 DUVAL, RD 62 DUVAL, RD 63 DUVAL, RD 64 DUVAL, RD 65 DUVAL, RD 66 DUVAL, RD 67 DUVAL, RD 68 DUVAL, RD 69 DUVAL, RD 70 DUVAL, RD 71 DUVAL, RD 72 DUVAL, RD 73 DUVAL, RD 74 DUVAL, RD 75 DUVAL, RD 76 DUVAL, RD 77 DUVAL, RD 78 DUVAL, RD 79 DUVAL, RD 80 DUVAL, RD 81 DUVAL, RD 82 DUVAL, RD 83 DUVAL, RD 84 DUVAL, RD 85 DUVAL, RD 86 DUVAL, RD 87 DUVAL, RD 88 DUVAL, RD 89 DUVAL, RD 90 DUVAL, RD 91 DUVAL, RD 92 DUVAL, RD 93 DUVAL, RD 94 DUVAL, RD 95 DUVAL, RD 96 DUVAL, RD 97 DUVAL, RD 98 DUVAL, RD 99 DUVAL, RD 100 DUVAL.
- Landmarks:** LA CUEVA HIGH SCHOOL, COMMUNITY PARK, PASO DEL NORTE, PASO DEL SUR, PASO DEL OESTE, PASO DEL ESTE, PASO DEL NORTO, PASO DEL SUDO, PASO DEL NORO, PASO DEL SUEO.
- Legend:**
 - LA CUEVA SECTOR PLAN BOUNDARY (Gray shading)
 - GRAY SHADING INDICATES COUNTY
- Other Labels:** FLORENCE, GLENDALE, MODESTO, SAGE, GARLAND, ALAMITOS, SIGNAL, CORNING, BIRMINGHAM, DOWNEY, GARDEN, FA, PASO DEL NORTE, PASO DEL SUR, PASO DEL OESTE, PASO DEL ESTE, PASO DEL NORTO, PASO DEL SUDO, PASO DEL NORO, PASO DEL SUEO.

In accordance with Bernalillo County Resolution 270-1980, the proposed Sector Plan amendment application recognizes and complies with policies A through J. Applicant policy responses are italicized below corresponding to each policy.



CONSENSUS

PLANNING

Policy A "A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city."

The Application will contribute to the health, safety, morals and general welfare of the neighborhood community and City. The proposed zone change is generally compatible with adjacent zoning and land uses. Currently the site is a vacated drainage pond that could attract dumping and loitering and potentially cause neighborhood disturbances. Developing these lots could mitigate those potential issues. Additionally, the site is already served by public infrastructure and future residential development would have minimal impact on local schools given the proposed number of lots.

Policy B "Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made."

Land use and zoning stability will be maintained. The proposed use will remain residential and is consistent with existing uses and zoning in the surrounding neighborhoods. The proposed density is generally compatible with the mixed density character of the surrounding neighborhoods, as demonstrated in the six zoning categories surrounding the Subject Site (R-D, RD-3, RD-4, RD-5, RD-7, and A-1).

Policy C "A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city."

The proposed zone change is not in conflict with applicable elements of the Comprehensive Plan and the La Cueva Sector Development Plan as demonstrated below:

The Subject Site is located in the area designated Developing Urban by the Comprehensive Plan with a goal to "Create a quality urban environment... which offers variety and maximum choice in housing, transportation, work areas and life styles while creating visually pleasing built environment." This Application is trying to do just that, namely, offer a "variety and maximum choice in housing...and life styles while creating a visually pleasing built environment."

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

Policy I: "Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area."

The proposed zone change helps to facilitate an enhanced streetscape and limited access to the main street. Through the use of an individual cul-de-sac, the 8 homes will have one access point onto Glendale Avenue. The developer proposes extensive streetscape landscaping which will improve pedestrian perception and safety on this corner. Also, through the design of the subdivision,

the properties will be developed with maximum efficiency in infrastructure cost while maintaining the quality and character of the surrounding neighborhoods.

Policy p: Cost-effective redevelopment techniques shall be developed and utilized.

As stated above the design allows for very cost effective use of infrastructure and roadway construction while supporting appropriate infill development. The property is vacant and currently the site of a temporary drainage pond that is no longer needed. The redevelopment of the pond will require significant grading and filling.

Policy II.B.5.d: "The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern".

The location and intensity of development under the proposed residential zoning will respect the values of the existing residential neighborhoods. The requested zoning allows development that is generally consistent with the existing neighborhood mix of density and housing types and will provide additional open space, much needed infill, and complete the road system at this corner in the Sector Plan area.

The requested zoning, since it is a site plan controlled, will provide above the required 2,400 square feet of open space per dwelling unit, which results in a total of 25,782 square feet of open space, consistent with neighborhood values as documented in the Sector Plan. If developed under the current zoning (RD 3du/acre) the site could be subdivided into four lots and the required open space is only 9,600 square feet. The proposed zone change, and subsequent subdivision, will provide more than double the original open space required furthering the intent of the LCDSP to create more open space opportunities and larger pockets of open space.

This request allows slightly higher-density residential infill development, which will provide for additional right-of-way and improvements to the adjacent roadways that will help to complete the area's recreational conditions on the street and sidewalk.

Furthermore, the SU-1 zoning with site plan control is a mechanism for ensuring a high quality development with an improved streetscape (as shown in the landscape plan), which benefits the public. Regarding natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern, the request will have no known adverse impacts.

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject property is vacant and is contiguous to existing infrastructure. This area has seen tremendous growth over the past decade and has developed with a mixed density pattern of single-family residential uses.

Policy II.B.5.h: "Higher density housing is most appropriate in...areas with excellent access to the major street network...in areas where a mixed density pattern is already established by zoning or use."

The subject site has excellent access to the road network. The area in the near vicinity is established with a mix of single-family residential densities. The request is consistent with these densities.

Policy II.B.5.1: "Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area."

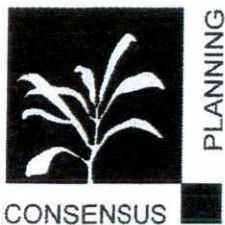
The applicant proposes above and beyond what is required for improvements to the public right-of-way, which facilitates quality and innovation in design that is appropriate to the plan area. This design is assured by the site plan for subdivision, which is linked to the zone requested.

Policy II.B.5.p: "Cost-effective redevelopment techniques shall be developed and utilized."

The higher density development requested will provide additional housing units that are served by existing City infrastructure. This provides an economy of scale regarding public infrastructure costs.

Air Quality Policy b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

Increasing density in a way that employs innovative design and layout, streetscape landscaping, etc. promotes the efficient use of land and resources furthering this policy.



Energy Management Policy c: Land use planning that will maximize potential for efficient use of alternative and renewable energy sources shall be undertaken.

The proposed increase in density furthers this policy. Efficient use of land for appropriate housing is key to the reduction of our energy needs. This relates to limiting sprawl, reduction in landscaping irrigation, placing more people proximate to goods and services, etc.

Solid Waste Policy c: Illegal dumping shall be minimized.

Providing infill development on these vacant parcels minimizes not only illegal dumping, but minimizes crime ensuring a safer and higher quality neighborhood for future residents of this development, but for existing residents as well.

Noise Policy a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Additional and non-mandated street trees along Glendale Avenue significantly reduce noise levels for Desert Ridge Pointe residents while also providing a more enjoyable pedestrian environment and overall streetscape.

Service Provision Policy c: The existing public service area should be highest priority for service, capacity, use, maintenance, and rehabilitation.

The project site is located within the existing public service area and constitutes high quality urban infill. This policy is furthered through this development proposal.

Transportation and Transit Policy c: In order to add transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

Desert Ridge Pointe is located on Wyoming Boulevard; a Comprehensive Plan designated Enhanced Transit Corridor. This development could potentially increase transit ridership and will contribute to the existing character of the adjacent neighborhoods furthering this policy.

LA CUEVA SECTOR DEVELOPMENT PLAN

5.1 Guiding Principles

The current situation in the La Cueva Sector Development Plan Area is described below. These Conditions helped determine the zoning of certain properties:



The City of Albuquerque annexed the plan area in 1995 and established R-D zoning for most of the plan area, which allows residential development as regulated in the R-1 zone.

The actual RD designations provided for a variety of residential densities. When the plan was amended to recognize "net" densities, the resulting allowed densities were lowered. This request is for SU-1, which ties to the regulations directly to the site plan/layout and the residential 8 lots.

The Plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The existing RD 3 du/acre is not urban. The proposed zoning is more urban, but consistent with the mixed density character of the area.

The diverse ownership and platting of land is problematic for higher density land uses. Current Zoning and recent development decisions have eroded the ability of the City to require land Assembly by window as specified in the La Cueva Land Use Guide.

The property owner has assembled the existing vacant lots and proposes to develop them as a cohesive development with eight residential units.

The plan area is predominantly low-density, residential with a scattering of large, costly homes on one-acre lots.

There are a number of existing large lot homes surrounding the subject property. These homes are existing and were probably developed while in the county and as such do not have finished street frontages with curb and gutter or sidewalks. New development with City requirements at very low densities is inefficient and contrary to many city policies.

Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed development will be consistent with the design standards in the Sector Plan, implements the narrowing of Glendale as a traffic calming measure, and creates a small residential compound consistent with the surrounding area.

The following principles were followed in developing zoning for the Sector Plan Area:

The predominant residential zone is RD, which allows single family and townhouse development, according to maximum density established by the plan. Lowest densities are in areas with the least land assembly potential.

The owner has assembled the lots necessary for the proposed development and intends to construct the required City infrastructure to serve the development. The proposed density is appropriate for the area.

New development should contribute to the identity of this part of Albuquerque reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed density and development will follow the proposed and city mandated design standards and contribute to the character of the area.

LCSDP Goal: "The purpose of the plan is to suggest solutions to barriers to sound urban development and to establish development standards that contribute to the sense of community in this developing area."

The request is consistent with the intent of the Sector Plan, which was to overcome challenges to development in the North Albuquerque Acres area and to promote urban development.

1.3 Guiding Principles, 4th Bullet: "Land uses that are compatible with existing development."

The requested use, residential, is compatible with existing residential uses in the area. The density requested is generally consistent and compatible with existing development in the near vicinity.

5.1 Guiding Principles, 9th Bullet: Equitable distribution of the costs of public infrastructure among all benefiting properties.

The proposed development is compatible in design to adjacent developments. The increased density will not be readily apparent from the public realm. The improved streetscape condition proposed in the site development plan for subdivision and landscape plan, however, will improve the aesthetics of the neighborhood and further develop a sense of identity and place for this block of Glendale.

Policy D "The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use categories more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply."

The existing zoning is inappropriate because the proposed SU-1 for RD uses not to exceed 8 dwelling units is more advantageous to the community, as articulated in elements of adopted city plans and policies, as listed above. The requested zoning, which is linked to the site plan for subdivision, provides multiple benefits to the public that are not provided with the current zoning – including site plan control and improved streetscape aesthetics as shown in the landscape plan. Benefits to the larger community generally associated with increased density are reducing green-field development, potentially reducing vehicle miles driven, and improving the utility of existing infrastructure and public investments.

Additionally, changed neighborhood conditions justify the zone change because the La Cueva area has experienced substantial growth from the time when the Sector Plan was originally adopted and subsequently amended, over nine years ago. Additional infrastructure development in the area has not only vacated the site as a drainage pond, but has allowed more dense single-family development to take place.

Policy E "A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community."

The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The permissive uses requested are the same as allowed with the current zoning.

Policy F "A proposed zone change which, to be utilized through land development, requires major and programmed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule."

This zone change will not result in unprogrammed capital expenditures by the City.

Policy G "The cost of land or other economic considerations pertaining to the Applicant shall not be the determining factor for a change of zone.

The cost of the land is not the determining factor for the Application. There are multiple determining factors such as:

1. *The owner/developer's desire to provide more housing types and home design options in the area, which contributes to a more diverse neighborhood and area character;*



2. *The site's current zone density's inability to provide such options; and*
3. *This specific site's location on an arterial road, which poses several site layout and access constraints.*

Wyoming Boulevard and Glendale Avenue are undeveloped at this corner providing no sidewalk, landscaping, pedestrian amenities, or bicycle lane for residents creating a gap in the overall system on this vital corner connection to the La Cueva area. Because of the site's proximity to Wyoming Boulevard the owner/developer is required and willing to, not only develop these amenities and infrastructure, but is also required to dedicate additional right-of-way on site to develop Wyoming, which reduces the site's buildable area. In addition, providing access to this site is not feasible via Wyoming Boulevard and must be provided on Glendale Avenue. The site's width and depth dimensions accompanied by the required ingress and egress location on Glendale Avenue pose added negative impact on the site layout, making it more difficult to accommodate the desired density. Accompanied by other evidence as provided in this justification, these factors constitute an appropriate special use zone (SU-1) by allowing project and neighborhood appropriate density while still accommodating the additional right-of-way for Wyoming and ingress and egress from Glendale.

Policy H "Location on a major street is not, in itself, sufficient justification of apartments, office, or commercial zoning."

The proposed zone is not for apartments, office, or commercial uses.

Policy I "A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

This Application does not constitute a spot zone, the zoning remains RD.



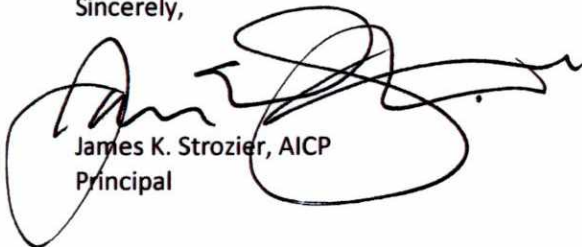
Policy J "A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby."

The proposed zone is surrounded by residential development and is therefore does not create strip zoning.

This request for a Sector Plan Zone Map amendment is supported by Comprehensive Plan policies and satisfies the requirements specified in Resolution 270-1980. Having taken the proper steps, we respectfully request a recommendation of approval of the application. Thank you for your consideration. Please contact me with any questions or concerns.

Sincerely,



James K. Strozier, AICP
Principal

Gould, Maggie S.

From: Jaime Jaramillo <jaramillo@consensusplanning.com>
Sent: Tuesday, May 03, 2016 1:43 PM
To: Gould, Maggie S.
Cc: Jim Strozier
Subject: FW: Desert Ridge Pointe (Wyoming and Glendale) Zone Change

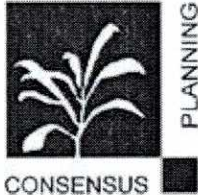
Hi Maggie,

Per my last email, we would like this correspondence to be part of the record as well.

I have reached out to Scott separately and am awaiting a response before I reply to Mr. Hunt, but we will most likely set up a meeting with him to answer his questions.

Best,

Jaime Jaramillo
Planner
Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102
505.764.9801



From: Rich and Melinda Hunt [<mailto:nmhunt@earthlink.net>]
Sent: Tuesday, May 03, 2016 9:12 AM
To: Jaime Jaramillo <jaramillo@consensusplanning.com>
Cc: Jim Strozier <cp@consensusplanning.com>
Subject: Re: Desert Ridge Pointe (Wyoming and Glendale) Zone Change

Thank you for the offer. We do believe your intentions are to build nice homes. Our biggest concern is how the new homes will impact our view of the Sandia mountains. My mother lives on Autumn Rose and her back windows face the Sandias. She bought this home primarily for the view and our concern is that if you increase the density of homes on the lot then it will force you to build two-story homes right up against Wyoming which exacerbates the problem. Do you have an idea of the floor plans you would/could put on those lots? In your North Tramway Estates brochure, you mention that homes will be restricted to single level in order to preserve views. Will that be the case for this subdivision?

Thanks,

Rich

-----Original Message-----

From: Jaime Jaramillo
Sent: May 3, 2016 8:43 AM
To: "nmhunt@earthlink.net"
Cc: Jim Strozier
Subject: Desert Ridge Pointe (Wyoming and Glendale) Zone Change

Good morning Mr. and Mrs. Hunt,

My name is Jaime Jaramillo with Consensus Planning in Albuquerque. We are currently working with Scott Patrick Homes, a local residential developer who has submitted an application to the EPC to amend the La Cueva Sector Plan regarding two lots located on the corner of Glendale and Wyoming. I understand you will be a Desert Ridge Pointe neighbor and we are more than willing to share information about the project's future. Consensus Planning and Scott Patrick Homes would like to be proactive in speaking with you about the project so you can ask questions and we can stay in contact throughout the amendment process.

Scott of Scott Patrick Homes is currently developing similar style homes at the North Tramway Estates subdivision, which he would be happy to show you. Please reply to my email so we can coordinate a time that works best for everyone.

Thank you,



NOTIFICATION &
NEIGHBORHOOD INFORMATION



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for
Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3913; or 3) E-mail it with the zone map to BOTH: Stephani Winklepleck at swinklepleck@cabq.gov and Dalaina Carmona at dlcarmona@cabq.gov.

ONC will need the following information **BEFORE** any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

Zone map and this Developer Inquiry Sheet MUST be provided with request

Please mark zone map to indicate where the property is located

Developer Inquiry is for the following (mark the one that applies):

Cell Tower Submittal: ☐ Free-Standing Tower -OR- ☐ Concealed Tower

☒ EPC Submittal ☐ DRB Submittal ☐ LUCC Submittal ☐ Liquor Submittal

☐ AA Submittal ☐ City Project Submittal ☐ ZHE Submittal (need address/zone map # only)

Contact Name: JAIME JARAMILLO

Company Name: CONSENSUS PLANNING

Address/Zip: 302 8th St NW 87102

Phone: 505-764-9801 Fax: E-mail: jaramillo@consensusplanning.com

Legal Description Information

Describe the legal description of the subject site for this project below:

LOTS 31+32, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES
(i.e., Lot A, Block A, of the XYZ Subdivision)

Located On GLENDALE AVE

street name (ex. - 123 Main St NW) or other identifying landmark

Between WYOMING BLVD

street name or other identifying landmark

and

BARSTOW ST

street name or other identifying landmark

The site is located on the following zone atlas page (B-14).

ATTACHMENT A

(EPC SUBMITTAL) – LOTS 31 AND 32, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRESW, LOCATED ON GLENDALE AVENUE NE BETWEEN WYOMING BOULEVARD NE AND BARSTOW STREET NE zone map B-19 for Jaime Jaramillo, Consensus Planning, Inc.

NOR ESTE N.A. "R"

***Bob Smith**

P.O. Box 94115/87199-0066 828-1319 (h)

Gina Martinez

P.O. Box 94115/87199-0066 238-5495 (c)

QUIVERA ESTATES H.O.A.

***Charles Wong**

8104 Via Encantada NE/87122 235-7695 (c)

Larry Levy

8201 Via Encantada NE/87122 345-2713 (h)

DISTRICT 4 COALITION OF N.A.'S

***Michael Pridham**, 6413 Northland Ave. NE/87109 321-2719 (h) 872-1900 (c),
Tony Huffman, 9712 Sand Verbena Trl. NE/87122 259-9723 (c)

***President of NA/HOA/Coalition**



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

March 31, 2016

Michael Pridham
6413 Northland Ave. NE
Albuquerque, NM 87109

Tony Huffman
9712 Sand Verbena Trl. NE
Albuquerque, NM 87122

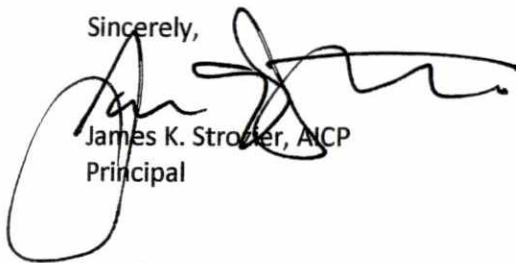
Re: Submittal of a La Cueva Sector Development Plan Amendment and Site Development Plan for Subdivision

Dear Mr. Pridham, Mr. Huffman, and the District 4 Coalition of Neighborhood Associations:

The purpose of this letter is to inform you that we have submitted, on behalf of ABQ Development, LLC, a Site Development Plan for Subdivision (see attachment) and an amendment to the City of Albuquerque La Cueva Sector Development Plan. The amendment will constitute a zone change from RD-3 DU/Acre to SU-1 for RD-5 DU/Acre at 7601 and 7621 Glendale Avenue on the corner of Glendale Avenue NE and Wyoming Boulevard NE (containing an estimated 1.6 acres – see attached Zone Atlas Map). The legal description for the property is described as Lots 31 and 31, Block 11, Tract 1, Unit 3, North Albuquerque Acres. The lots will be developed with similar neighborhood character to the adjacent and surrounding neighborhoods. The Sector Plan amendment is supported by applicable plans and policies.

The application is anticipated to be heard at the Environmental Planning Commission hearing scheduled for May 12, 2016 at 8:30 a.m. in the basement of Plaza Del Sol located at 600 2nd Street NW, 87102. Please feel free to contact me at 764-9801 or at cp@consensusplanning.com if you have questions, require any additional information, or would like to schedule a meeting.

Sincerely,

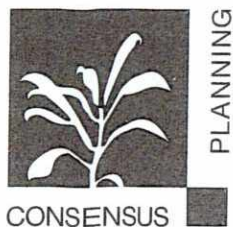


James K. Strozier, AICP
Principal

Attachments: Zone Atlas page, Site Plan, Landscape Plan, and Design Standards

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA



March 31, 2016

Charles Wong
8104 Via Encantada NE
Albuquerque, NM 87122

Larry Levy
8201 Via Encantada NE
Albuquerque, NM 87122

Landscape Architecture
Urban Design
Planning Services

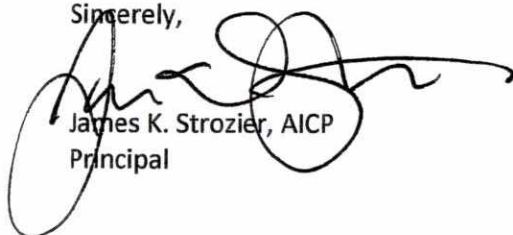
Re: Submittal of a La Cueva Sector Development Plan Amendment and Site Development Plan for Subdivision

Dear Mr. Wong, Mr. Levy, and the Quivera Estates Home Owners Association:

The purpose of this letter is to inform you that we have submitted, on behalf of ABQ Development, LLC, a Site Development Plan for Subdivision (see attachment) and an amendment to the City of Albuquerque La Cueva Sector Development Plan. The amendment will constitute a zone change from RD-3 DU/Acre to SU-1 for RD-5 DU/Acre at 7601 and 7621 Glendale Avenue on the corner of Glendale Avenue NE and Wyoming Boulevard NE (containing an estimated 1.6 acres – see attached Zone Atlas Map). The legal description for the property is described as Lots 31 and 31, Block 11, Tract 1, Unit 3, North Albuquerque Acres. The lots will be developed with similar neighborhood character to the adjacent and surrounding neighborhoods. The Sector Plan amendment is supported by applicable plans and policies.

The application is anticipated to be heard at the Environmental Planning Commission hearing scheduled for May 12, 2016 at 8:30 a.m. in the basement of Plaza Del Sol located at 600 2nd Street NW, 87102. Please feel free to contact me at 764-9801 or at cp@consensusplanning.com if you have questions, require any additional information, or would like to schedule a meeting.

Sincerely,



James K. Strozier, AICP
Principal

Attachments: Zone Atlas page, Site Plan, Landscape Plan, and Design Standards

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

March 31, 2016

Bob Smith
P.O. Box 94115
Albuquerque, NM 87199

Gina Martinez
P.O. Box 94115
Albuquerque, NM 87199

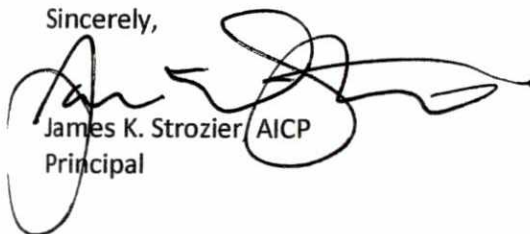
Re: Submittal of a La Cueva Sector Development Plan Amendment and Site Development Plan for Subdivision

Dear Mr. Smith, Ms. Martinez, and the Nor Este Neighborhood Association:

The purpose of this letter is to inform you that we have submitted, on behalf of ABQ Development, LLC, a Site Development Plan for Subdivision (see attachment) and an amendment to the City of Albuquerque La Cueva Sector Development Plan. The amendment will constitute a zone change from RD-3 DU/Acre to SU-1 for RD-5 DU/Acre at 7601 and 7621 Glendale Avenue on the corner of Glendale Avenue NE and Wyoming Boulevard NE (containing an estimated 1.6 acres – see attached Zone Atlas Map). The legal description for the property is described as Lots 31 and 31, Block 11, Tract 1, Unit 3, North Albuquerque Acres. The lots will be developed with similar neighborhood character to the adjacent and surrounding neighborhoods. The Sector Plan amendment is supported by applicable plans and policies.

The application is anticipated to be heard at the Environmental Planning Commission hearing scheduled for May 12, 2016 at 8:30 a.m. in the basement of Plaza Del Sol located at 600 2nd Street NW, 87102. Please feel free to contact me at 764-9801 or at cp@consensusplanning.com if you have questions, require any additional information, or would like to schedule a meeting.

Sincerely,



James K. Strozier, AICP
Principal

Attachments: Zone Atlas page, Site Plan, Landscape Plan, and Design Standards

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87199

OFFICIAL USE

Postage	\$7.45	0101
Certified Fee	\$2.80	09
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.25	

Sent To **Gina Martinez**
 Street, Apt. No., or PO Box No. **PO Box 94115**
 City, State, ZIP+4 **Albuquerque NM 87199**

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87122

OFFICIAL USE

Postage	\$7.45	0101
Certified Fee	\$2.80	09
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.25	

Sent To **Tony Huffman**
 Street, Apt. No., or PO Box No. **9712 Sand Verbenas Trl. NE**
 City, State, ZIP+4 **Albuquerque NM 87122**

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87109

OFFICIAL USE

Postage	\$7.45	0101
Certified Fee	\$2.80	09
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.25	

Sent To **Michael Pridham**
 Street, Apt. No., or PO Box No. **6413 Northland Ave NE**
 City, State, ZIP+4 **Albuquerque NM 87109**

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87199

OFFICIAL USE

Postage	\$7.45	0101
Certified Fee	\$2.80	09
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.25	

Sent To **Bob Smith**
 Street, Apt. No., or PO Box No. **PO Box 94115**
 City, State, ZIP+4 **Alb. NM 87199**

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87122

OFFICIAL USE

Postage	\$7.45	0101
Certified Fee	\$2.80	09
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.25	

Sent To **Charles Wong**
 Street, Apt. No., or PO Box No. **8104 Via Encantada NE**
 City, State, ZIP+4 **Albuquerque NM 87122**

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87122

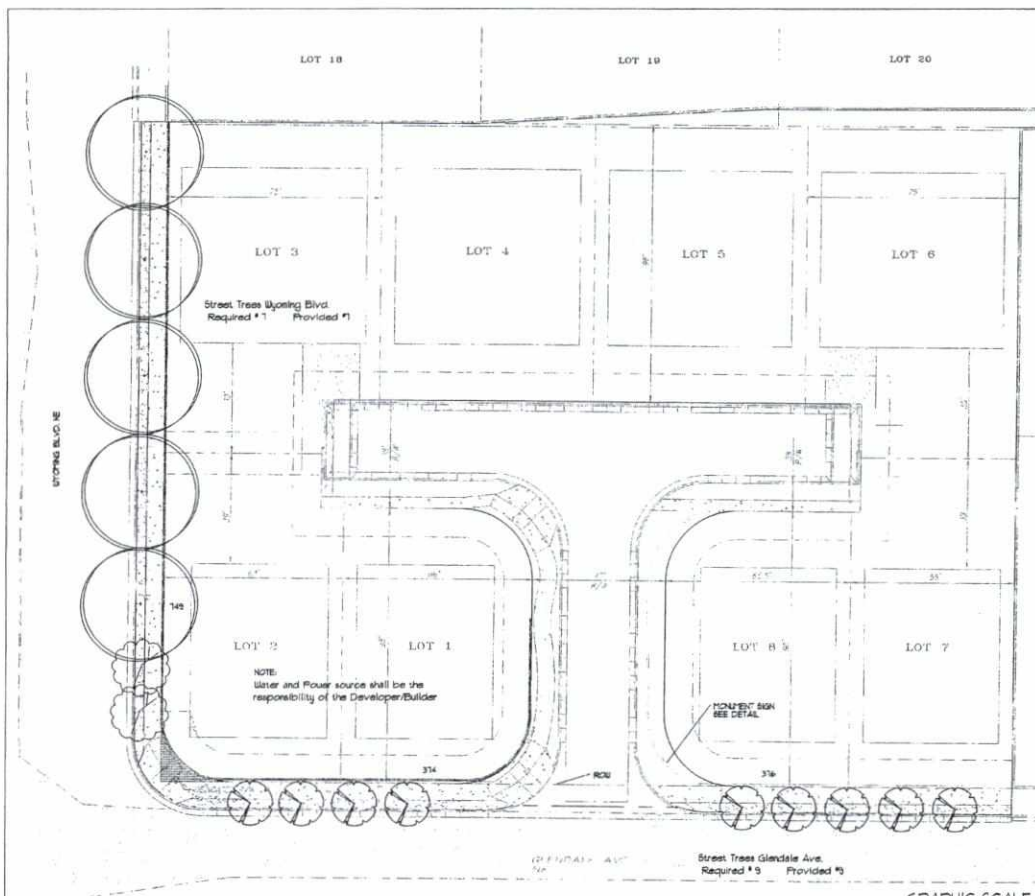
OFFICIAL USE

Postage	\$7.45	0101
Certified Fee	\$2.80	09
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.25	

Sent To **Larry Leys**
 Street, Apt. No., or PO Box No. **8201 Via Encantada**
 City, State, ZIP+4 **Albuquerque NM 87122**

PS Form 3800, August 2006 See Reverse for Instructions

SITE PLAN REDUCTIONS



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Use Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Use Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Use Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Gravel Mulch over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas.

IRRIGATION NOTES

Irrigation shall be a complete underground system with trees to receive 1" of water (10" depth) with 3" drips at a flow rate of 4" per hour from tree trunk, pinned in place. Heads shall have emitters 1" o.d. with a flow of 4 gph. Shrub to receive 2" per 10" drip emitters. Drip and Bubble systems to be tied to 1/2" polypropylene with rain caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 8 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE LEGEND

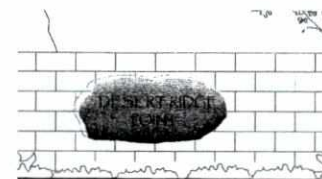
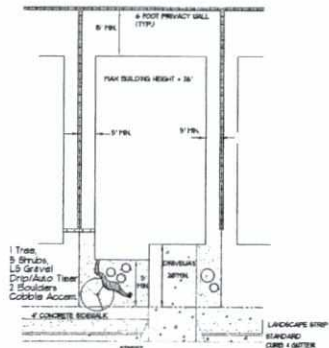
QTY SIZE DIFFERENTIAL MATURE SIZE H2O USE

TREES

5	2" Cal.	Urbane Ash <i>Fraxinus pennsylvanica</i> Urbane	50' x 40'	1400	1200	L
5	4" - 6"	Chaparral Tree <i>Quercus agrifolia</i>	25' x 25'	225	3000	L
1	8" Cal.	Spring Snow Grapevine <i>Vitis rotundifolia</i>	25' x 22'	484	560	T

1000 SF

Landscape Gravel / Filter Fabric
3/4" Santa Fe Brown



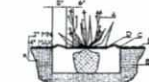
MONUMENT SIGN CONCEPT

NTA



TREE PLANTING DETAIL

NTA



SHRUB PLANTING DETAIL

NTA

SHRUB PLANTING DETAIL
NTA

1. THE DISTANCE BETWEEN THE WATER RETENTION BASK SHALL BE THE DISTANCE OF THE SHRUB PLANTING DETAIL.

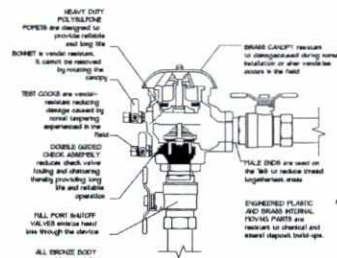
CONSTRUCTION:

1. TUBES
2. BACKFILL WITH EXISTING SOIL
3. EXISTING BASKS AROUND WATER RETENTION BASK
4. 2" DEPTH OF GRAVEL FILL
5. FILL GRAVEL
6. UNDISTURBED SOIL

FEBCO MODEL 765

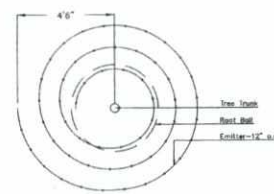
Pressure Valve Breaker

Pressure Valve Breaker



FEBCO MODEL 765

Pressure Valve Breaker



Netafim Spiral Detail
Tree Irrigation Detail



March 3, 2016

Desert Ridge Pointe
Landscape Plan for Subdivision

The Village
Team South, N.E.
10000 South Blvd.
Suite 100
Phoenix, AZ 85048
P: (602) 998-1000
F: (602) 998-1001
dmg@thevillageaz.com



DESIGN BY: CM
REVISION: 03/03/2016
DATE: 03/03/2016

The design contained herein means the property of The Village Landscape Architects and Consultants and is protected by copyright law. This is an original design and may not be reproduced or copied without explicit written permission from the Village.

DESERT RIDGE POINTE

LANDSCAPE PLAN FOR SUBDIVISION



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

Designed: DER Drawn: DER Checked: DMG Sheet 2 of 7
Scale: 1" = 20' Date: 2/15/2016 Job: A14034

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for the property.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage that will create the visual image desired for Desert Ridge Pointe Subdivision. They are intended to be complementary to the surrounding area. These standards address the residential development. This Site Development Plan for Subdivision shall comply with all design regulations in the La Cueva Sector Development Plan.

Minor amendments to this Site Development Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the City Comprehensive Zoning Code, Section 14-16-2-22 (A)(6) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission.

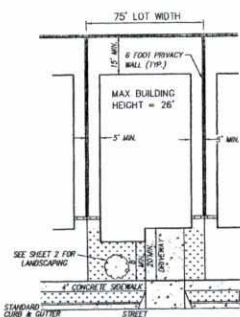
- A. All pedestrian paths shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria) for Barrier-Free Design, except where topography makes this unfeasible.
- B. Sidewalks along Wyoming Blvd & Glendale Ave shall be six feet in width. All interior sidewalks shall be between four & six feet in width.
- C. Pedestrian Access Point shall be located at the Subdivision entry on Glendale Ave. N.E.

1. Residential building heights shall not exceed 26 feet in height and shall be consistent with City Comprehensive Zoning Code unless otherwise restricted as described below.

- A. Highly reflective surfaces shall be screened from public view
- B. Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, tan, sage green, gray and sand. High intensity colors, such as metallic, black or fluorescent colors are prohibited as predominate colors or accents.
- C. Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, brown, and green.
- D. Windows may be wood, metal, or solid vinyl. Reflective film is prohibited.
- E. Exterior doors, including garage doors, shall be stained or painted wood or painted metal and shall match the architectural theme of the dwelling.
- F. Accent materials may consist of rock, wood, tile, or brick. Front doors, window frames, and related trim may be shades of white, blue, brown, or green.

The use of building area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks shall be pedestrian walkways and screening materials, including landscaping and walls.

- A. Minimum Front Yard Setbacks: 8 feet for house and side facing garages. Each lot will have a minimum of (2) 20 foot deep parking spaces.
- B. Minimum Rear Yard Setback: 15 feet
- C. Minimum Side Yard Setbacks: 5 feet on both sides, for a total separation of 10 feet between structures, freshly units. 5 feet on the side of corner lots.



TYPICAL LOT LAYOUT IDENTIFYING SETBACKS
N.T.S.

The development of an overall landscape concept will establish a framework that unifies the property. The goal is to provide a strictly landscaped community. These standards are to be made as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City Comprehensive Zoning Code.

The following are minimum standards for the development of specific landscape plans:

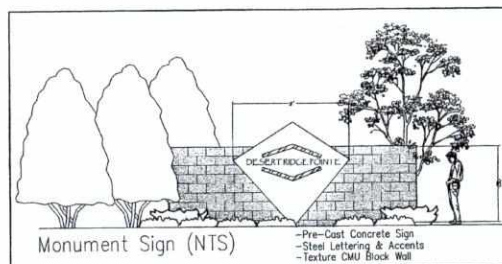
1. Individual lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, wildflowers, etc. shall be maintained by the lot owner in a living attractive condition.
2. The homeowner of each individual lot shall maintain any trees that may be planted in the right-of-way adjacent to their front yard property line, to ensure the trees' survival. All landscaping must be replaced if it dies.
3. Front Yard Minimum:
 - 1 Accent Tree of least 2" caliper or 10 feet high at the time of planting, unless in the R/W.
 - 4 shrubs (minimum 5 gallon)
 - 4 shrubs (minimum 1 gallon)
 - 2 Landscape Boulders
4. Accentuating "river rock" are also permitted in front landscaping.
5. At a minimum, all front yard landscaping shall be required to contain Puerto Rico, Santa Fe brown, River rock, or similar type rock over the filter fabric for all yard areas that are not covered with living vegetative groundcover.
6. Within individual lots, landscaping and irrigation system maintenance will be the responsibility of the homeowner, including that which is between the curb and sidewalk. Landscaping shall be maintained in a healthy and attractive condition.
7. Irrigation and landscaping maintenance outside of the individual lot homeowner responsibility as outlined in #3 and #7 above, shall be the responsibility of the HOA, including the landscaping within Wyrning Street right-of-way that is immediately adjacent to this project.
8. Xeric principles are to be employed when designing landscaped areas and they shall include the use of water harvesting areas to the extent

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and the night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to moderate public safety while not affect adjacent properties, building, or roadways with unnecessary glare or reflection.

- A. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- B. All lights shall be fully shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra and sodium lights are prohibited.
- C. Site Lighting shall be in accordance with Area Lighting Regulations of the Zoning Code [Section 14-163-9] and in accordance with the City's DPM. Height shall not exceed 16 feet.

The following signage standards were developed to regulate the size, location, type, and quality of sign elements with Desert Ridge Pointe Subdivision. The goal is to provide a signage program that is of high quality, maintains a consistent style and complements the visual character of the property.

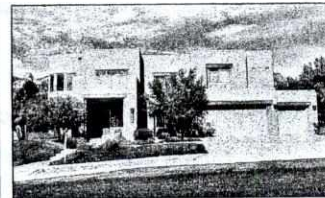
- A. All signs shall be in compliance of Section 14.16-3-5 General Sign Regulations of the Comprehensive City Zoning Code and the La Cueva Sector Development Plan.
- B. Entry signs shall be the monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed 9 feet in height above grade.
- C. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- D. Off-premise signs are prohibited.
- E. No illuminated plastic panel signs are allowed except business logos within the non-dominant portion of the property.



The following elevations are intended to illustrate the general styles permitted at Desert Ridge Pointe and shall reflect the southwestern regional architecture. Minor variations to these styles are permitted.

There will be a combination of one or two story units as shown below

- A. ROOF COLORS AND MATERIALS**
1. Roofs may be flat, pitched, or combination of both and shall be made of non-reflective materials. Non-metal roof colors shall be limited to sand, tan, brown, and sage green.
 2. Typical building styles within this development shall be Contemporary Pueblo, Southwestern Tuscan, Spanish, Territorial, Northern New Mexico, or Contemporary. Minor variations to these typical appearances may be allowed in order to customize individual home owner preferences, provided the fundamental characteristics of the particular style are maintained. Corners and their walls shall also be consistent with the theme of the building.



To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment shall be minimized by the following:

- A. All new electric distribution lines shall be placed underground.
- B. Ground mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PHM Electric Service Guide at www.pnm.com for specifications.
- C. Coordination with PHM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances above overhead interference with and around proposed electric distribution facilities along the eastern and northern boundaries of the subject site.
- D. When an above ground backflow prevention device is required by the City of Albuquerque, the heated enclosures that be constructed of materials compatible with the architectural materials used as a main element of the building are fabricated (metallic enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

A. Minimal number of off-street parking spaces shall be provided according to the Intermittent Parking (P1) design standard contained in the DPM and by the SU-Off Street Parking Requirements per Zoning Code Section 14-16-22 (c). Parking shall be calculated and provided as required by (A)(24)(d) of Zoning Code Section 14-16-3.1 as follows:

- (a.) For each house or townhouse on a lot designated with the suffix "P1" on the subdivision plot (on streets classified for Intermittent Parking as provided in the Subdivision Regulations set forth in Chapter 14, Article 1 of this code):
1. Three spaces if the dwelling has up to two bedrooms; or
 2. Four spaces if the dwelling has three or four bedrooms; or
 3. Five spaces if the dwelling has five or more bedrooms.

RESIDENTIAL DESIGN STANDARDS - (CONT. NEXT SHEET)



DESERT RIDGE POINTE
SITE DEVELOPMENT PLAN
FOR SUBDIVISION
RESIDENTIAL DESIGN STANDARDS

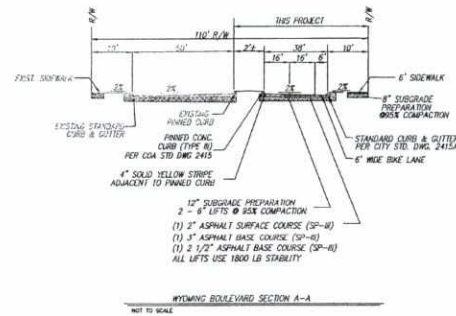
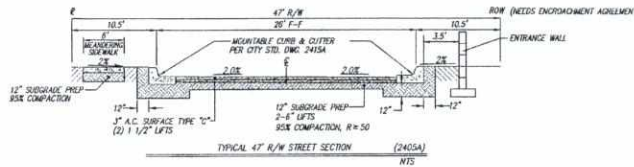
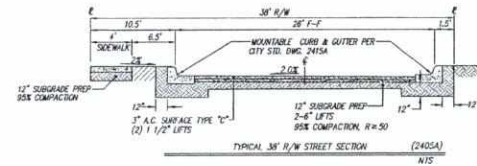
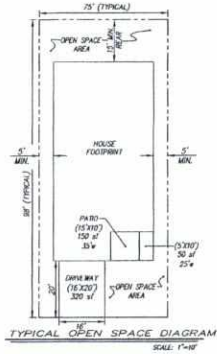
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200 FAX (505)797-9539

Designed: DER	Drawn: DER	Checked: DMG	Sheet 3 of 7
Scale: 1" = 100'	Scale: 4/8/26'	Job: A14034	

RESIDENTIAL DESIGN STANDARDS - (CONT.)

X. OPEN SPACE

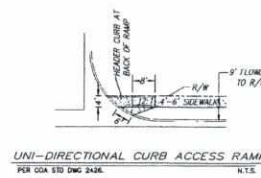
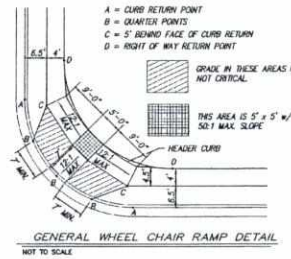
A. Open space shall be provided on each lot in accordance with Section 14-16-2-2(f), Special Use Zone Open Space Requirements.



OPEN SPACE CALCULATION										
BLOCK	LOT	AREA ACRES	AREA SF	LOT LENGTH MIN.	LOT WIDTH MIN.	PND LENGTH	PND WIDTH	OPEN PATIO AREA	DRIVEWAY AREA	O.S. EXCESS SQ.FT.
1	1	0.1431	6232	58	66.3	48	62	200	360	2586
1	2	0.1625	7078	117	63.5	48	62	200	360	3542
1	3	0.1827	8294	117	75	65	62	200	360	3804
1	4	0.1888	7351	58	75	65	62	200	360	2781
1	5	0.1888	7351	58	75	65	62	200	360	2781
1	6	0.1828	8286	117	75	65	62	200	360	3804
1	7	0.1843	8222	117	58	48	62	200	360	3188
1	8	0.1860	8260	58	71.8	48	62	200	360	3221
										6062


XI. WALLS AND SCREENING

- Perimeter walls around the property shall be designed in accordance with Section 14-16-3-18 of the City Zoning Code. The minimum design regulations in (a) layout and (b) facades shall be met.
 - Perimeter walls shall be colored or consist of a colored scheme and constructed of a split-fence concrete masonry topped with a continuous cap.
 - Unfinished gray block, barbed wire, chain-link, and vinyl fencing are prohibited.
 - Maximum wall heights shall be 8 feet, unless they are retaining walls.
 - Walls shall not be allowed within the clear sight triangles.
 - Openings through perimeter walls shall be provided at least every 600 feet.*
- [Comp Plan Policy 8.D.4g, Comp Plan Policy 8.B.9g, Transportation & Transit Goal, WSSP Policy 4.6a, WSSP Policy 4.6b, *WSSP Policy 4.6c, WSSP Policy 4.6e and WSSP Policy 4.10].



XII. PROCESS

Upon approval of this SITE DEVELOPMENT PLAN FOR SUBDIVISION, approval shall conform to the design standards presented herein and be delegated to the Development Review Board (DRB) for final approval.

DESERT RIDGE POINTE			
SITE DEVELOPMENT PLAN FOR SUBDIVISION			
RESIDENTIAL DESIGN STANDARDS			
 MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: DER	Drawn: DER	Checked: DMG	Sheet: 4 of 7
Scale: N/A	Date: 4/19/16	Job: A14034	

